



Planning Commission
Notice & Agenda
Wednesday, March 15, 2023

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

February 15, 2023

5. PUBLIC HEARING ITEMS

a. ANGELINA LUXURY LIVING - REZONE - APPLICATION PL-22-0084

Planning Commission will hold a public hearing and consider a request by Mr. Taylor Earl of Earl & Curley, on behalf of Trinity Lutheran Church of Litchfield Park, for a Rezone of approximately 8.4 net acres south of the southwest corner of Indian School Road and Dysart Road. The site is currently zoned Palm Valley Planned Area Development (PAD), and the proposal would change the zoning to Angelina Luxury Living PAD. The proposed Rezone will allow for a 130-unit, for-rent townhome project. The commission will take appropriate action and forward a recommendation to City Council. Staff Contact: Ann Dolmage, Senior Planner

b. ANGELINA LUXURY LIVING - MINOR GENERAL PLAN AMENDMENT - APPLICATION PL-22-0085

Planning Commission will hold a public hearing and consider a request by Mr. Taylor Earl of Earl & Curley, on behalf of Trinity Lutheran Church of Litchfield Park, for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Angelina Luxury Living, a proposed 8.4-acre site located south of the southwest corner of Indian School Road and Dysart Road. If approved, the proposed Minor General Plan Amendment will amend the General Plan 2030 Land Use Map designation for the site from Medium Density Residential and Local Commercial to High Density Residential. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Ann Dolmage, Senior Planner

c. CITY-INITIATED REZONES FOR CITY-OWNED PROPERTIES - APPLICATIONS PL-22-0307, PL-22-0315, PL-22-0316, PL-22-0317, PL-22-0318, PL-22-0340, AND PL-22-0358

Planning Commission will hold a public hearing and consider City-initiated requests to rezone seven (7) City-owned properties at various locations to conform with specific existing and planned public uses. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Simerdla, Senior Planner, and Ann Dolmage, Senior Planner

6. COMMISSION ANNOUNCEMENTS

7. PLANNING DIVISION REPORT

8. CALENDAR

April 19, 2023

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

**Wednesday, February 15, 2023
6:00 pm**

Note from the Clerk: The February 15, 2023, Planning Commission meeting was held in-person at City of Avondale Council Chambers

1. CALL TO ORDER

Chair Thompson called the Regular Meeting to order at 6:00 P.M.

2. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT

Christopher Thompson, Chair
Larry White, Vice-Chair
Alisha Meginnis, Commissioner
Denise Stanfield, Commissioner
Linda Warren, Commissioner

ABSENT

Lisa Osborne, Commissioner
Alan Agundez Castillo, Commissioner
Julia Arnette, Alternate Commissioner

CITY STAFF PRESENT

Ron Corbin, City Manager
Cherlene Penilla, Assistant City Manager
Tracy Stevens, Assistant City Manager
Nichole Harris, Attorney
Catherine Lorbeer, Deputy Director of Planning
Dorothy Williams, Senior Management Analyst
Barbara Cason, Administrative Assistant
Jodie Novak, Director, Development Services Department
Jani Wertin, Planner

3. OPENING STATEMENT AND INSTRUCTIONS

Chair Thompson read the opening statement

4. APPROVAL OF MINUTES FROM DECEMBER 14, 2022

Commissioner Warren moved to approve the December 14, 2022, minutes as presented; Commissioner Meginnis seconded the motion.

Upon vote, the motion was carried 5 to 0

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

5. PUBLIC HEARING ITEMS

A. KIDS BLVD CHILDCARE CENTER - CONDITIONAL USE PERMIT - APPLICATION PL-22-0226

Jani Wertin, Planner, reviewed the proposed Conditional Use Permit that would allow the operation of a childcare center in the Coldwater Springs Planned Area Development (PAD).

The parcel consists of 2.58 acres, located west of the southwest corner of Van Buren Street and Avondale Boulevard and is part of the Coldwater Springs Promenade Shopping Center, currently vacant. To the west is Banner Health Urgent Care, to the east is a variety of retail and other commercial uses, to the south is a single-family subdivision of the Coldwater Springs Master Planned Community, and to the north is a vacant parcel.

This site was annexed in May 1997 and zoned Coldwater Springs PAD with a mix of uses. It allows for C2 zoning, including a childcare center. This site is part of The Blvd specific plan and carries a General Plan designation of The Blvd Promenade District, which is a land use category designed to accommodate suburban style retail, restaurant services and office development in surrounding areas.

The request is for a Conditional Use Permit to allow the operation of a childcare center in the Coldwater Springs PAD that would operate from 6:00 a.m. to 6:00 p.m. Monday - Friday with outdoor play hours limited to 8:00 am to 4:00 pm. The enrollment capacity is estimated to be 172 children between the ages of six weeks to 12 years old. The pick-up schedule will be staggered based on parents' schedules.

A single story, 8,500 square foot building will be constructed which will utilize the existing driveways off Van Buren St and circulation pattern. The existing parking spaces to the south will be utilized by employees and ten parking spaces will be added for parents' use. The traffic engineers reviewed the proposal and have not asked for further improvements. Perimeter landscaping will be added adjacent to the playground and around the block wall, as well as decorative landscaping to frame the entrance and a retention area. The architectural detail is compatible with the surrounding area and a variety of colors were incorporated to meet design standards.

The proposed Conditional Use Permit (CUP) meets the five required findings established by the Zoning Ordinance:

- Consistent with the BLVD: Promenade District General Plan Designation and Boulevard Specific Plan
- Compatible with existing land uses
- Suitable size to accommodate use and meet all required development standards
- Adequate access to public streets and capacity to accommodate traffic generated by proposed uses
- Adequate conditions in place to mitigate any potential adverse effects

Public Participation / Notice

- All required notifications completed
- Neighborhood Meeting – October 4, 2022, via Zoom
 - 2 attendees; both members of the public
 - No questions, comments or opposition voiced
- To date, no public comments regarding this project have been received

Staff recommends approval of this Conditional Use Permit to allow a childcare center in the Coldwater Springs Planned Area Development (PAD) zoning district, subject to three conditions of approval listed in the staff report.

In response to questions from the Commission, Ms. Wertin stated the engineers determined there are adequate utilities and extensions to service that site. The site is marked as a vacant lot with some retention. Future development would need to come before the Planning Commission. Ms. Novak, clarified that if future development does not require a Conditional Use Permit it will not come before the Council. Ms. Wertin stated a traffic study was not required, as road improvements were already completed, and the infrastructure is adequate for the added load. Ms. Novak stated the ages of the children are not regulated by zoning. This parcel is part of an existing commercial center and would not require any changes or improvements to the arterial streets. There are multiple driveways for vehicles going eastbound on Van Buren Street and a driveway farther west for left-hand turns, and Avondale Boulevard can be used by traveling past Planet Fitness. Ms. Wertin stated they anticipate 25 employees who will use the existing 34 parking spaces that meet requirements per the zoning ordinance.

Commission asked what type of notice was completed. Ms. Wertin stated the City is required to do a newspaper publication and send a postcard to all neighboring businesses and property owners within 1,000 feet of the property. In addition, signs were posted on the site. There is approximately a 100-foot distance between the playground and the wall. The setback standards would have been met when the property was zoned PAD.

Applicant Kenneth Eller stated the facility is 120 feet from the property line, the wall is 68 feet from the playground, and the setback is 50 feet which is just south of the curb. The solid wall and shrubbery are being installed to mitigate noise.

As there were no additional public comments, Chair Thompson closed the public hearing and invited a motion.

Commissioner Warren moved to approve Application PL-22-0226 subject to the three conditions, Commissioner Stanfield seconded the motion.

Upon vote, the motion was carried 5 to 0

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

6. COMMISSION ANNOUNCEMENTS

Ms. Novak introduced two new employees:

1. Catherine Lorbeer, Deputy Director of Planning, who will oversee and manage the Planning Division team. Ms. Lorbeer has been in the Valley for many years and has vast experience.
2. Dorothy Williams, Senior Management Analyst, for Development Services. Ms. Williams has a background in municipal service.

7. PLANNING DIVISION REPORT

None

8. CALENDAR

The next Planning Commission meeting is scheduled for March 15, 2023.

9. ADJOURNMENT

Chair Thompson called for adjournment. Commissioner White made a motion to adjourn. Commissioner Warren seconded the motion. Individual votes not taken. Consensus agreed to adjourn

Meeting adjourned at 6:29 P.M.

Chair Signature

Date



AGENDA ITEM REPORT

SUBJECT: Angelina Luxury Living - Rezone - Application PL-22-0084

MEETING DATE: 3/15/2023

TO: Planning Commission

FROM: Ann Dolmage, Senior Planner

THROUGH: Jodie Novak, Director of Development Services

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Mr. Taylor Earl of Earl & Curley, on behalf of Trinity Lutheran Church of Litchfield Park, for a Rezone of approximately 8.4 net acres south of the southwest corner of Indian School Road and Dysart Road. The site is currently zoned Palm Valley Planned Area Development (PAD), and the proposal would change the zoning to Angelina Luxury Living PAD. The proposed Rezone will allow for a 130-unit, for-rent townhome project. The commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:

This proposed request involves a portion of an approximately 20.5-acre parcel owned by Trinity Lutheran Church of Litchfield Park. The full parcel is located south and west of the southwest corner of Indian School Road and Dysart Road, and directly off Plaza Circle (a private street). The 8.4-acre portion affected by this request is at the east end of the original parcel, immediately adjacent to Dysart Road.

The existing uses and zoning of surrounding properties include:

NORTH: Zoned Palm Valley Planned Area Development (PAD); General Plan is Local Commercial. One property on the south side of Plaza Circle is developed with Litchfield Park First Baptist Church. A property on the north side of Plaza Circle (at the immediate southwest corner of Indian School and Dysart) is currently vacant but has a pending Conditional Use Permit application for a car wash, as well as a Site Plan and Design Review application for the car wash and additional retail/restaurant uses.

EAST: Zoned Palm Valley PAD and Ascend PAD; General Plan Designations are Public/Civic, Local Commercial, and Mixed Use. An existing Liberty Utilities well water treatment facility is located at the immediate southeast corner of Indian School and Dysart, and a self-storage facility is located immediately east of that. An approximately 40-acre site is currently vacant and zoned for an approximately 432-unit multi-family residential apartment development, a 125-unit townhome development, and commercial parcels as part of the Ascend PAD zoning.

SOUTH: Zoned Palm Valley PAD; General Plan Designation is Medium Density Residential. Land use is a single-family residential development (Dysart Ranch).

WEST: Zoned Palm Valley PAD; General Plan Designations are Local Commercial and Medium Density Residential. Land uses include Trinity Lutheran Church to the direct west of the project site and a single-family

residential neighborhood beyond the church.

SUMMARY OF REQUEST:

The applicant is requesting approval of a Rezone of the site from Palm Valley PAD to Angelina Luxury Living PAD, with an underlying R-4 zoning district. The proposed Rezone will allow for a 130-unit townhome development on approximately 8.4 net acres. The development will include a mix of one-bedroom, two-bedroom, and three-bedroom units. Most units will have two stories, though fourteen units at the south end of the development (within 70 feet of Dysart Ranch, a single-family neighborhood) will be one-story. Shared recreational amenities such as a clubhouse, swimming pool, dog park, and play area will be provided throughout the development, and units will enjoy private open space in the form of balconies and enclosed yards or patios.

PUBLIC PARTICIPATION:

A Neighborhood Meeting was held on December 13, 2022, to discuss the proposal with neighboring property owners and other interested parties. All notices of the meeting were completed as required and met notification requirements.

The meeting was held at Trinity Lutheran Church. Twenty-one people attended the meeting, in addition to City staff and the applicant's team. Topics of discussion included the design quality of the proposed units, on-site amenities (including perimeter landscaping, parking, and entry gates), impacts on traffic, and anticipated street improvements (such as a traffic signal at the Dysart Road entrance to the development). Some attendees identified themselves as residents of the neighboring Dysart Ranch and were concerned about pass-through traffic in their neighborhood. The applicant noted that vehicular access to the development would be via a driveway on Dysart Road and a secondary exit-only gate on Plaza Circle (as described later in this report). No direct access to the development site will be provided from the adjoining single-family neighborhood.

As of the writing of this staff report, one phone call has been received about the project. The caller conveyed they own two residential properties in the project vicinity and expressed concerns about noise and density. Staff informed the inquirer that their concern would be relayed to the two hearing boards.

Additionally, three anonymous comments were received through the City's online public engagement platform. Two of the three comments expressed approval for the project, though only one provided a specific reason, which was that they considered it a good use of space. The third comment was from an attendee of the neighborhood meeting who was opposed to the project, citing reasons such as density, traffic concerns (especially along Plaza Circle), and skepticism about the quality of the townhomes.

CERTIFICATES OF ADEQUATE SCHOOL FACILITIES:

The project site is within the boundaries of Litchfield Elementary School District (LESD) and Agua Fria Union High School District (AFUHSD). The applicant has submitted Certificates of Adequate School Facilities for both districts, indicating that they have sufficient capacity to accommodate the increased enrollment to be generated by this project. Despite their statement that they have adequate capacity, AFUHSD has requested a development agreement with the applicant to assist with growth. The applicant has reached out to the district to discuss their needs.

ANALYSIS:

Conformance with the General Plan

Currently, the General Plan designation for the project site is a combination of Local Commercial (along the north/northwest portions of the site), and Medium Density Residential (in the east and south portions of the site). The Local Commercial (LC) designation is intended to fulfill the daily needs of the surrounding residents for goods and services. Typical uses in this designation could include grocery stores and other retail businesses, gas stations, medical uses, and professional services. The Medium Density Residential (MDR) designation allows residential uses with a density of 2.5 to 4 units per acre (with a target density of 2.5 units per acre) and associated uses such as churches and parks.

A Minor General Plan Amendment request (PL-22-0085) is running concurrently with this Rezone request and will change the General Plan designation of the entire project site to High Density Residential (HDR), which

allows densities between 12 and 30 units per acre, with a target of 12 units per acre. With 130 units on 8.4 net acres, the proposed townhome development will have a density of 15.5 units per acre. Therefore, the Rezone request will meet the intent of the HDR designation, and if PL-22-0085 is approved, the project will be in conformance with the General Plan.

Permitted Uses

The subject property is currently part of the Palm Valley PAD, which designates it for residential uses of 6 to 12 units per acre. The proposed Rezone will change the zoning of the entire site to Angelina Luxury Living PAD with underlying R-4 zoning, to allow a townhome development of 15.5 units per acre. This density is compatible with R-4 standards, which allow densities of up to 30 units per acre.

Setbacks

Along Dysart Road to the east, the proposed development will conform to the minimum required front setback for the R-4 zone, which is 25 feet. Setback deviations are requested for the north (side) setback and west (rear) setback. In both cases, the R-4 development standards require a minimum 15-foot setback; the Rezone requests a 10-foot setback with the justification that the northern property line will abut a private road (Plaza Circle) and the western property line will abut the Trinity Lutheran Church property, which is generally less populated than a residential or commercial development.

An additional deviation is proposed for the south property line. The Zoning Ordinance generally requires multi-family residential buildings that are two stories in height or taller to be located at least 75 feet from any property lines abutting single-family residential zoning or uses. The Rezone request proposes a 70-foot buffer along the south property line, which abuts Dysart Ranch (an existing single-family neighborhood). The applicant's justification for this reduction is that two-story homes within Dysart Ranch generally have separations of 50 feet or less. Additionally, Angelina Luxury Living will provide a 15-foot wide landscape buffer along its south property line for additional visual separation, as required by the Zoning Ordinance.

Open Space and Landscaping

Per the Zoning Ordinance, a townhome unit is required to provide at least 100 square feet of private yard space. The proposed development will provide private yards or patios for all units; the Rezone requests to eliminate the 100-square-foot requirement, as some units will not be able to achieve it. However, all units will provide a balcony for additional private open space, and the amount of private open space for the development as a whole will exceed 37,000 square feet, for an average of about 288 square feet per unit.

Landscape standards for the R-4 zoning require landscape setbacks along street-adjacent property lines, equivalent to the minimum building setback for the zoning. The minimum building setback for this project along Dysart Road is 25 feet. As shown on the submitted site plan and landscape plan, all buildings will be at least 40 feet from the Dysart Road property line, and trees, shrubs, and groundcovers will be provided within that area as well as within the area between the right-of-way line and the street, resulting in a generous swath of landscaping between the street and the closest townhome units. An additional 15-foot landscape buffer will be provided along the south border of the project site for visual separation between the townhome development and the neighboring single-family residential neighborhood.

Parking

The Zoning Ordinance requires townhome developments to provide two garage parking spaces for each unit, as well as one guest space for every five units. Therefore, for this 130-unit development, 260 garage spaces for residents and 26 guest spaces are required.

The Rezone request proposes an alternative parking standard that would provide a two-car garage for 125 of the 130 townhomes. The remaining five townhomes would each be allowed a one-car garage, resulting in 255 garage spaces instead of 260 project-wide. The five units to receive one-car garages would all be one-story, one-bedroom units located within the 70-foot buffer described above. The justification for this deviation is that providing a two-car garage for every unit would require the buildings at the south end of the site to be located closer to the adjacent single-family residential neighborhood. Additionally, the project will provide 40 guest spaces throughout the development, which exceeds the 26 that are required, so tenants who have one-car garages and own two vehicles will have enhanced opportunities to park their additional vehicles within the

extra guest parking areas.

Per the City of Avondale Zoning Ordinance, townhome developments are required to install electric vehicle (EV) chargers in 4% of resident spaces and 1% of guest spaces (or in one guest space, whichever is greater), while 16% of resident spaces and 3% of guest spaces (or one guest space, whichever is greater) must be EV-capable for future installation. As an alternative to the requirement, the project proposes to provide one electric charger per garage, as an optional paid upgrade to the unit. Additionally, one guest space will receive EV capability.

Streets and Traffic Circulation

Primary access to the development site will be via a gated entry on Dysart Road. A proposed stipulation requires the driveway entrance for Angelina Luxury Living to align with the entrance to the Ascend mixed-use development on the opposite side of Dysart Road. The applicant has confirmed that this alignment with Ascend's entry can be achieved with a minor adjustment to the driveway location shown on the provided site plan. An additional stipulation requires the developer to contribute toward design and construction costs for a future traffic signal to be located at Dysart Road and Angelina's main entrance. The developer will also be responsible for the design and construction of a left turn lane in the Dysart Road median into the Angelina Luxury Living development.

The development will also have a secondary exit-only gate at the north end of the site, on Plaza Circle.

DISCUSSION:

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

1. The proposed Rezone from Palm Valley PAD to Angelina Luxury Living PAD will be in conformance with the General Plan, with concurrent approval of Minor General Plan Amendment PL-22-0085.
2. The proposed Rezone is in conformance with the Multi-Family Residential Design Manual as amended in the PAD.
3. The proposed Rezone will result in compatible land use relationships. The townhome units to be developed on the subject property will serve as a buffer between the commercial area on the immediate southwest corner of Indian School Road and Dysart Road and the single-family residential area to the south. The proposed use is also compatible with the approved Ascend mixed-use project to be developed on the east side of Dysart Road, which will include townhomes, apartments, and commercial uses.
4. Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer. The developer will contribute toward the installation of a new traffic signal at the Dysart Road entrance.
5. The proposed land use will provide a different housing type to residents. The townhome development will introduce a new rental product to the community that will provide some shared amenities typical of multi-family residential developments (swimming pool, clubhouse, and dog park) as well as others that are more typical of single-family residential developments (private garages and yards).
6. The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.

STRATEGIC PLAN:

Strategic Outcome Area: Creative and Sustainable Community Development

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

BUDGET IMPACT:

No budget impacts.

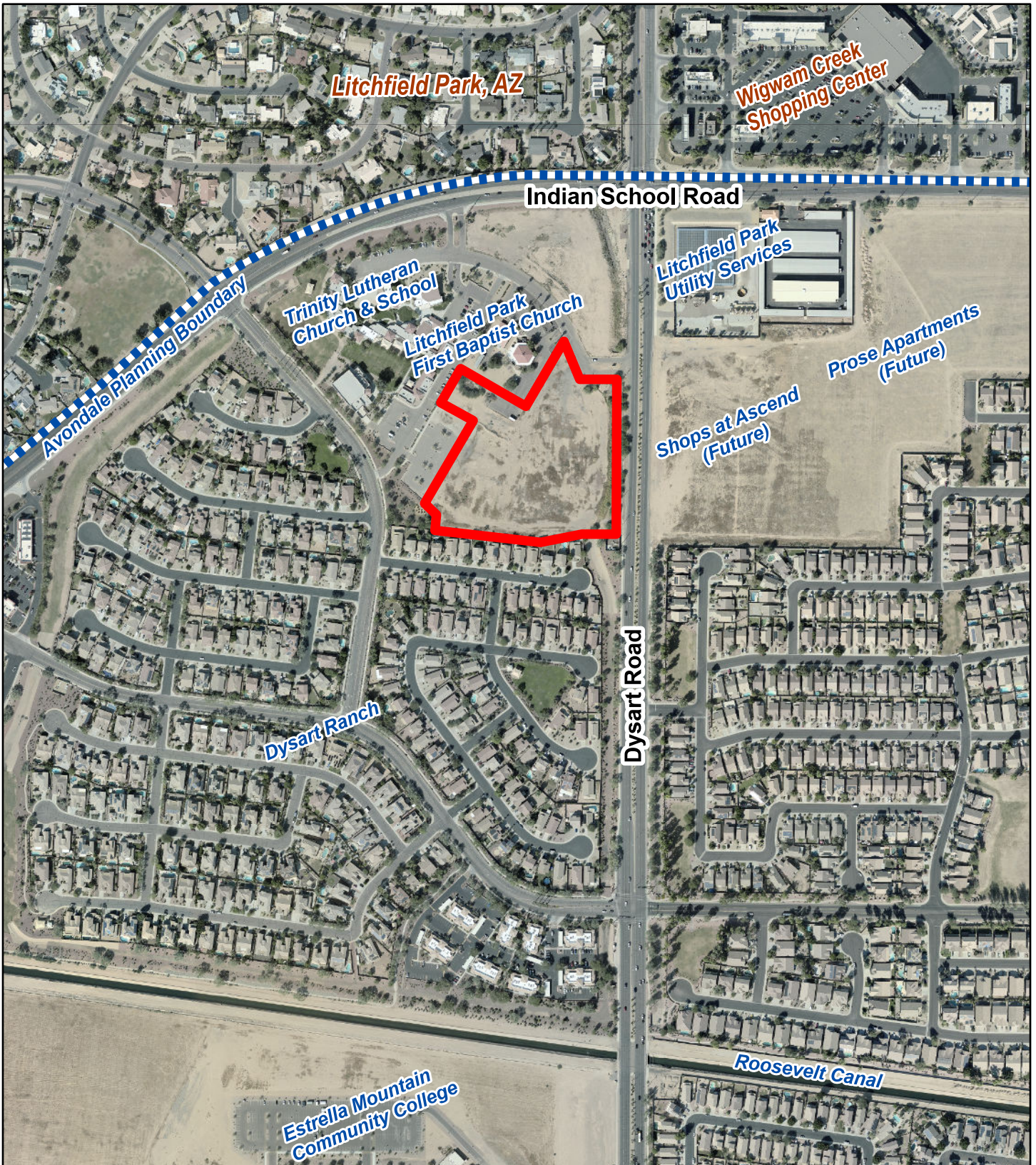
RECOMMENDATION:

Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-22-0084, a request to Rezone approximately 8.4 acres from Palm Valley Planned Area Development (PAD) to Angelina Luxury Living Planned Area Development (PAD), subject to the following seven (7) conditions of approval:

1. Except as modified by these conditions, development shall substantially conform with the following items:
 - a. Angelina Luxury Living PAD Narrative, electronically date-stamped 2/13/23
 - b. Site Plan, electronically date-stamped 2/13/23
 - c. Color Building Elevations, electronically date-stamped 11/21/22
 - d. Conceptual Landscape and Wall Plan, electronically date-stamped 11/21/22
2. Prior to the issuance of any construction permits for Angelina Luxury Living, a Re-Plat shall be approved and recorded to separate the townhome development from the existing Trinity Lutheran Church parcel.
3. The developer shall contribute 15% of the total estimated design and construction costs for a future traffic signal to be located at Dysart Road and the project's main entrance. The estimated traffic signal contribution for the development is \$105,000.00. The development shall design and construct a left turn lane in the Dysart Road median into the development.
4. The Dysart Road driveway entrance shall align with the entrance to the Ascend mixed-use development on the east side of Dysart Road.
5. Powerlines less than 69 kV adjacent to the property shall be converted underground in the first phase of development.
6. All off-site improvements shall be completed in the first phase of development.
7. The development shall be designed and constructed in accordance with the City of Avondale General Engineering Requirements (GER) Manual and the City of Avondale Supplement to MAG Uniform Specifications and Details unless a standards deviation has been approved.

PROPOSED MOTION:

I move that the Planning Commission recommend **APPROVAL** of application PL-22-0084 Angelina Luxury Living PAD, a request to Rezone approximately 8.4 acres from Palm Valley Planned Area Development (PAD) to Angelina Luxury Living Planned Area Development (PAD), subject to the seven (7) conditions of approval as listed in the staff report.



Aerial Map

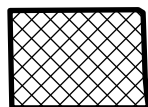


Subject Property



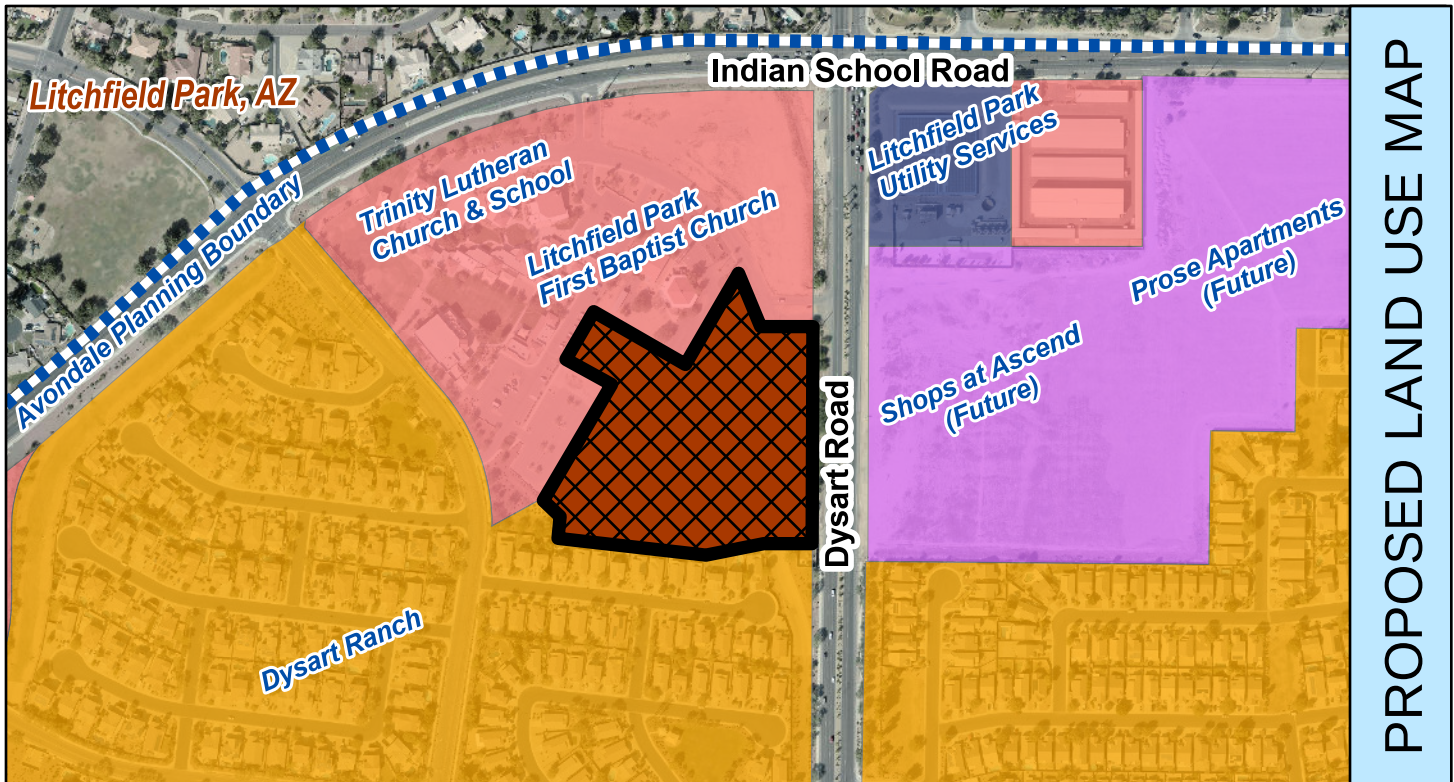
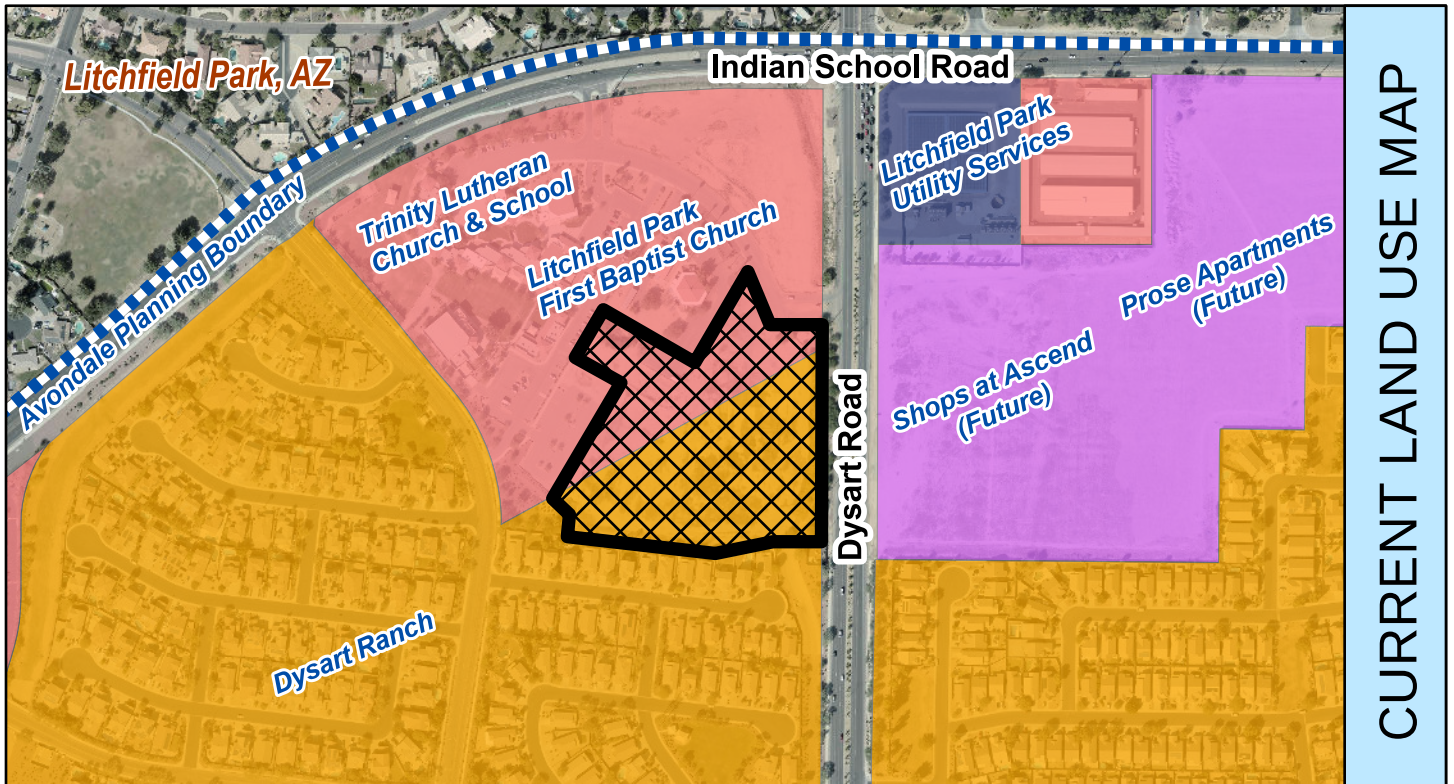


Zoning Vicinity



Subject Property

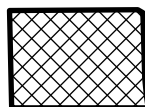




General Plan Land Use



- Local Commercial
- Medium Density Residential
- High Density Residential
- Mixed Use
- Public / Civic



Subject Property

Project Narrative

The Angelina Minor General Plan Amendment and PAD Amendment

Angelina Luxury Townhome Project
South of the SWC Indian School Road and Dysart Road

Originally Submitted: March 8, 2022

Resubmitted: **January 3, 2023**

PAD - PL-22-0084

Minor GPA Amendment- PL-22-0085

Developer:

Porter Kyle
Mike Stephan
480-542-1220
mstephan@porterkyle.com

PORTER KYLE
multifamily developers & builders

Representative/Land Use Counsel:

Earl & Curley
Taylor Earl (Partner)
Brian Vaccaro (Planner)
602-265-0094
tearl@earlcurley.com
bvaccaro@earlcurley.com



Introduction

This Project Narrative is provided in support of a minor General Plan Amendment and a PAD Zoning request for a vacant 8.40-acre (net) property south of the southwest corner of Indian School Road and Dysart Road (the “Property”). The Property currently has two General Plan designations on site. This proposal requests to modify the designations from Medium Density Residential and Local Commercial to “High Density Residential.” This request also seeks to rezone the property to “The Angelina PAD” designation with High Density Residential (with underlying R-4 zoning) to allow the development of a 130-unit luxury residential community.

The developer is Porter Kyle, a Scottsdale-based developer with a well-earned reputation for creating high-end residential communities throughout the Valley. Designed by award winning architects, the new luxury townhomes live more like a single-family home compared to a traditional apartment building.

Site Background

As stated earlier, the site is located south of the southwest corner of Indian School Road and Dysart Road, just 2 miles north of the I-10 freeway. The site is a challenging parcel with an odd shape that is currently vacant and part of a larger parcel that contains a church and school, which are not affiliated with this application. See aerial below with the application area outlined in red.



General Plan Amendment (Minor)

As stated above, Porter Kyle is proposing a high-end residential community that will assist the city in its development of diverse housing and add density to support the City's employment and commercial developments. Rather than develop at the edge of the city, we are developing in the heart of the city. Developing in the heart of the city contributes to much needed housing stock as an infill project furthering the goals of the city to promote and provide density in the city center. The Angelina will be a premium community for the city and will provide benefits to the immediate neighborhood and to the surrounding area. This community will not only bring higher income individuals to support the neighboring services and commercial, but it will also be an architecturally pleasing addition to the neighborhood. Due to the size of the property, only a Minor Amendment is required and sought.

The city needs density in appropriate areas with appropriate designs to support its employment and its retail. We believe this site is very appropriate for this development and that the high-quality design is what the city encourages and expects.

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

The existing General Plan Land Use Designation on the property is split. The northern half of the property is designated as Local Commercial which allows for low-intensity commercial developments such as small to moderate scaled professional office buildings. The southern half is designated as Medium Density Residential (MDR), which allows for a density of 2.5-4 dwelling units per acre.

The map to the right depicts the existing General Plan Land Use designation.



EXISTING GENERAL PLAN DESIGNATION

The proposed designation for the Property is High Density Residential (HDR), as depicted on the map to the right. The High-Density Residential designation allows for densities of up to 30 dwelling units per acre. Our proposal is 15.5 dwelling units per acre and would conform to the proposed general plan designation. While this does alter



PROPOSED GENERAL PLAN DESIGNATION

the land use patterns, it does not do so negatively. Having split land uses on an irregularly shaped parcel that is under 9 acres would be tough for any owner or developer. Having a mixed-use project with commercial to the north and single family to the south would be nearly impossible due to the size limitations and shape of the parcel. Fortunately, there is adequate existing commercial on the northeast corner of Dysart Road and Indian School Road that is approximately 17 acres and consists of an anchor grocery store, a gas/convenience store, a bank, auto parts store, a fitness studio, various service retail establishments and 8 restaurants. Additionally, Avondale recently annexed properties at El Mirage and Indian School and the General Plan now calls for commercial on all four corners which provides plenty of commercial offerings. Furthermore, just east of the proposed Ascend project (approximately ½ mile away) there is additional commercial that consists of professional and medical offices, auto parts store, and two more restaurants. Lastly, the Ascend project directly to our east will include 9.63 acres of commercial uses which is larger than the entire Angelina project. The existing commercial along Indian School along with the future commercial from the Ascend project offers ample commercial in the area ensuring that our minor GPA is not negatively impacting the change from Commercial to High Density Residential. As mentioned above, the site includes split land use designations, and the southern portion is medium-density residential. Again, the shape and small acreage would make it nearly impossible for a single-family developer to place a development of high quality on the site. If you look at an aerial of the surrounding area, it's evident that there is ample single-family residential. Most parcels that are undeveloped are either PAD/Commercial, Estrella Mountain Community College, public parks, or industrial uses and the Agua Fria River to the east. With the amount of commercial nearby, the limited size and shape constraints, and sufficient existing single family residential, altering the land use to High Density Residential near the hard corner will be an asset to Avondale.

Below is the part of the General Plan and our reply that shows this project will be a benefit to the community.

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

Policy C: Diversify Avondale's housing stock by providing for varied residential types

This particular area of Avondale is dominated by single family residential. What limited multi-family is present has been developed as garden style apartments. Our proposal will provide a unique, townhome product, something that is not represented in the market area. The Angelina will help diversify Avondale's housing stock by providing for a varied residential type that is almost non-existent in the area. It will attract high-income earners that will fill employments needs in the area and support commercial developments.

The Amendment will not adversely impact the community as a whole and/or a portion of the community by: significantly altering the acceptable land use patterns, requiring larger and more expensive public infrastructure, or adversely impacting the existing land uses.

As mentioned above, the approved land use patterns are split on this property. The property size and shape make it almost impossible to do both commercial and medium density residential. There is an excess of medium density residential already to the south and east of the site. The Palm Valley General Development plan was not followed and medium density residential was built where commercial and high density residential were supposed to be built. This proposed project helps to bring back the density that was needed, but never developed.

Infrastructure improvements are minimal and little if any improvements should be needed. The roads have been built out and appropriate discussions have been had with the City of Avondale and the adjacent development project to the east to ensure vehicular and pedestrian safety along Dysart Road. The proposed GPA from Medium Density Residential and Local Commercial to High Density Residential helps reduce the water and wastewater demands from a commercial land use. It is not anticipated that this request will significantly increase water and wastewater demands for the existing land uses. The project will have low water fixtures, high efficiency appliances, low flow irrigation, and xeriscape landscaping where appropriate to ensure sustainability for the neighborhood and City of Avondale.

This project certainly does not adversely impact the existing land uses. The lot has been vacant since annexation and the owner (Trinity Lutheran Church) does not need to expand the campus or parking. The vacant site continues to see its fair share of dumping, trash, and vagrants. A luxury townhouse development would certainly be a better use than for it to remain vacant.

Below is the part of the General Plan and our reply that shows this project will be a benefit to the community.

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

Policy C: Diversify Avondale's housing stock by providing for varied residential types

This particular area of Avondale is dominated by single family residential. What limited multi family is present has been developed as garden style apartments. Our proposal will provide a unique, townhome product, something that is not represented in the market area. The Angelina will help diversify Avondale's housing stock by providing for a varied residential type that is almost non-existent in the area. It will attract high-income earners that will fill employments needs in the area and support commercial developments.

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

In areas where single family housing is the dominant type, it can be difficult to develop smaller, irregular patches of vacant land with similar single-family products. The resultant pattern of remnant vacant land, caused by leap-frog development, creates a unique opportunity for infill development. Such is the case with this proposal. These smaller parcels typically have the required infrastructure and services needed for higher density developments. They provide for a high-quality mix of housing types, that focus on upward development versus sprawl. And they often fill these gaps between single family homes with a desirable product for families that prefer a more urban lifestyle. This project improves the desirability and attractiveness of infill for the neighborhood and the city.

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

Policy B : Require all new developments to participate in the required infrastructure enhancements including, but not limited to, street widening and connecting to city water and sewer systems.

This project will participate in the required infrastructure enhancements for items such as street widening as needed, connection to the city water system and connection to the city sewer system, helping the city meet long-term economic goals of the community.

Policy D : Ensure that low-cost construction materials essential for growth and development are readily available.

This project will utilize the most cost-effective construction materials available, when appropriate. The developer will strive to work with suppliers and vendors to prepare for construction by seeking out construction materials that are readily available, considering the recent issues with the supply chain due to Covid-19. This will assist in further accomplishing long-term economic goals of the community.

Request is an improvement to the 2030 General Plan and is not solely for the good or benefit of a particular landowner or owners

This Minor GPA is helpful to the area and its benefit is not solely for the owner and developer. Vacant land with split General Plan designations is notoriously difficult to develop. Separating the uses according to their General Plan designations would not work as these unusually shaped parcels would continue to be abnormally shaped and the amount of developable land would be reduced dramatically. Instead of it remaining vacant, this is infill piece provides the City of Avondale diversity of housing types that is highly sought after within City limits.

This amendment will complement and enhance the surrounding property values and provide additional stability for the neighborhood. Just to the south of our site, along McDowell Road, there is an intensity of uses that includes the Abrazo medical campus. This amendment will complement those existing land uses and designations in the immediate area. The type of housing diversity and supply that is proposed with this development will greatly support and improve the vitality of the surrounding area. This is further defined in the land use goals and policies of the General Plan.

Below is the part of the General Plan and our reply that shows this project will be a benefit to the community.

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

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

In areas where single family housing is the dominant type, it can be difficult to develop smaller, irregular patches of vacant land with similar single-family products. The resultant pattern of remnant vacant land, caused by leap-frog development, creates a unique opportunity for infill development. Such is the case with this proposal. These smaller parcels typically have the required infrastructure and services needed for higher density developments. They provide for a high-quality mix of housing types, that focus on upward development versus sprawl. And they often fill these gaps between single family homes with a desirable product for families that prefer a more urban lifestyle. This project improves the desirability and attractiveness of infill for the neighborhood and the city.

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

There is a high demand for quality multifamily in the area. This area has seen an uptick in development and zoning activity as it sits between the Loop 101 and the Loop 303, which link

I-10 with the I-17 through this area and serves as a major growth center within the west valley. The proximity of Luke Air Force Base, PV 303, and many other larger employers and an expanding base of businesses in the area makes this site ideal for this type of unique and luxury-level multifamily development. The proposed development will deliver needed housing diversity in this area.

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

Policy B : *Require all new developments to participate in the required infrastructure enhancements including, but not limited to, street widening and connecting to city water and sewer systems.*

This project will participate in the required infrastructure enhancements for items such as street widening as needed, connection to the city water system and connection to the city sewer system, helping the city meet long-term economic goals of the community.

Policy D : *Ensure that low-cost construction materials essential for growth and development are readily available.*

This project will utilize the most cost-effective construction materials available, when appropriate. The developer will strive to work with suppliers and vendors to prepare for construction by seeking out construction materials that are readily available, considering the recent issues with the supply chain due to Covid-19. This will assist in further accomplishing long-term economic goals of the community.

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.*

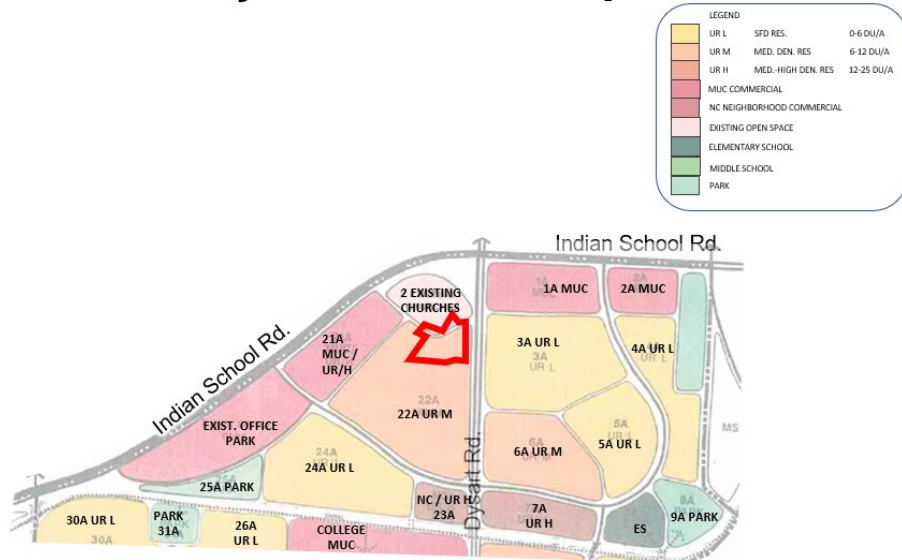
Policy B : *Encourage the development of condominiums and townhomes which appeal to people seeking to own their residence, but who may not want maintenance responsibilities.*

The city has for some time promoted large-lot single-family residences, along with garden style apartments that have developed in more densely populated areas of the city. There is a need for more townhouse and condo style housing units. This project will help to provide more of these types of housing that will help fill this gap. By the general nature of condominiums and townhomes, large front and back yards have been replaced with common space that is maintained by the HOA. These types of housing units are usually privately owned by individuals seeking their own residence. Maintenance of the common areas for this project by the development's HOA will greatly reduce the maintenance responsibilities for the townhome owners.

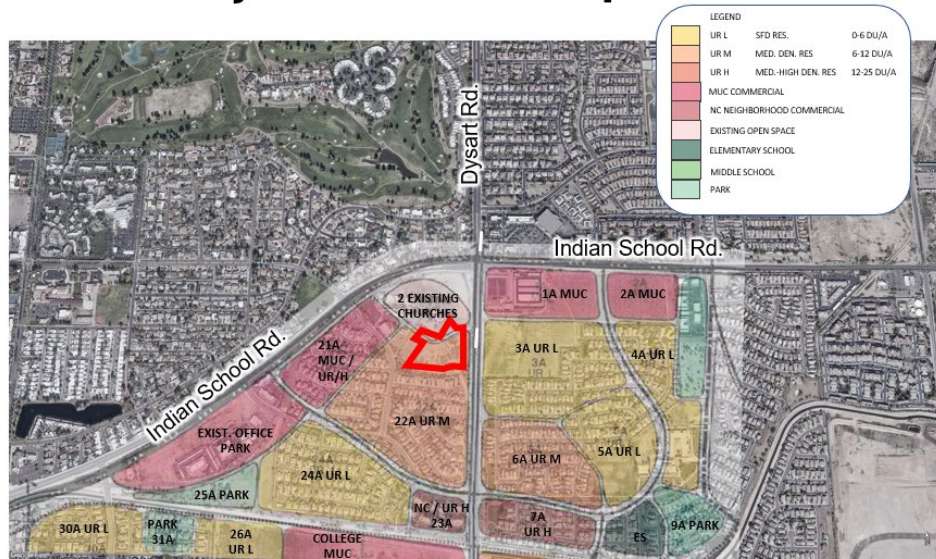
That the amendment is consistent with the overall intent of the 2030 General Plan and other adopted plans, codes and ordinances

The Palm Valley General Development Plan became effective in 1984. This mixed-use plan was generally located in two areas and consisted of 770 acres. The first was between Old Litchfield and Dysart Roads between Thomas and Indian School Roads. The second was between McDowell and Indian School east of Dysart. When looking at the development plan, the majority of our irregularly shaped parcel is in Parcel 22A which was slated to be “UR M” which is medium density residential with up to **12 du/ac**. The proposed townhomes follow the Palm Valley Development Plan and the increase from 12 to 15.5 du/ac is a marginal increase. Furthermore, if you overlay the Palm Valley Development Plan with what was built (see image to the right), none of the medium or high density residential was ever built. If we followed the proposed density, the area was approved for over 2,000 units, but less than a 1,000 was built. The addition of 130 units does not come close to exceeding what was allowed for the Palm Valley Development Plan. Simply stated, no multi-family was ever built in an area that needed it. Our proposed development finally gives the area the density that was intended and still needed.

Palm Valley PAD General Development Plan-1984



Palm Valley PAD General Development Plan-1984



Below is the part of the General Plan and our reply that shows this project will be a benefit to the community.

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

Policy C: Diversify Avondale’s housing stock by providing for varied residential types

This particular area of Avondale is dominated by single family residential. What limited multi family is present has been developed as garden style apartments. Our proposal will provide a unique, townhome product, something that is not represented in the market area even though it was supposed to be with the Palm Valley General Development Plan. The Angelina will help diversify Avondale’s housing stock by providing for a varied residential type that is almost non-existent in the area. It will attract high-income earners that will fill employment needs in the area and support commercial developments.

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

There is a high demand for quality multifamily in the area. This area has seen an uptick in development and zoning activity as it sits between the Loop 101 and the Loop 303, which link I-10 with the I-17 through this area and serves as a major growth center within the west valley. The proximity of Luke Air Force Base, PV 303, and many other larger employers and an expanding base of businesses in the area makes this site ideal for this type of unique and luxury-level multifamily development. The proposed development will deliver needed housing diversity in this area.

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

Policy C: Encourage a mix of uses and amenities when master planning large developments, such as single-family residences, offices, educational institutions, shopping centers, trails, parks, community gardens, and recreational facilities, to encourage social interaction, and to create a larger sense of community amongst residents.

Infill projects typically help act as a catalyst for a healthy mix of uses. They also act more comprehensively as part of a larger vision for the neighborhood. Infill projects also tend to attract more infill which also provides a more diverse mix of uses. Where opportunities to encourage mixed uses were once perhaps missed in the master planning process, infill provides that opportunity to help fill in the gaps and help to create a larger sense of community

and encourage more social interaction. This high-end multi-family development is part of a changing dynamic that in time will encourage a better use of mixes and services in the future for the area.

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

A portion of the site is adjacent to an existing single-family subdivision and multi-family housing is a good transition between land uses. In addition to functioning as a transitional use, this project will also provide an adequate buffer from these adjacent properties. Single story units occur closest to the adjacent single-family homes with a setback of 15-feet. This smaller setback includes a landscape buffer with a meandering pedestrian pathway. The taller, two-story products occur outside of a 75-foot building setback and allow for a tiered approach in which the taller buildings sit further back and more towards the middle of the project allowing for a stepped back vertical buffer. The front of the project along Dysart Road, allows for a 50-foot building setback and a 40-foot landscape buffer, which also includes a pedestrian pathway. Two-story units are proposed along this project front which is appropriate for larger arterial streets, such as Dysart Road. Along the northwest portion of the site the adjacent land use changes to an intermittent use with two churches. These non-residential uses allow for a smaller setback that includes 12-foot-wide fenced private yards with a 5-foot landscape setback. Throughout the project adequate and appropriate buffers and transitions have been provided that vary with the intensity and character of the adjacent land uses.

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

***Policy B :** Require all new developments to participate in the required infrastructure enhancements including, but not limited to, street widening and connecting to city water and sewer systems.*

This project will participate in the required infrastructure enhancements for items such as street widening as needed, connection to the city water system and connection to the city sewer system, helping the city meet long-term economic goals of the community.

***Policy D :** Ensure that low-cost construction materials essential for growth and development are readily available.*

This project will utilize the most cost-effective construction materials available, when appropriate. The developer will strive to work with suppliers and vendors to prepare for construction by seeking out construction materials that are readily available, considering the recent issues with the supply chain due to Covid-19. This will assist in further accomplishing long-term economic goals of the community.

4. Housing Element–Goal 1: *Provide a variety of safe housing opportunities and neighborhoods for all current and prospective Avondale residents.*

Policy A : *Ensure developers and/or HOA’s properly maintain perimeter areas, open spaces, and other common areas within subdivisions.*

As a part of this project, it is essential that the development and or it’s HOA performs regular maintenance for perimeter areas, open spaces and other common areas within the project. This not only provides for a clean and well-maintained space, but also lets others know that the project is of high quality and value for the surrounding community. This project will provide proper maintenance for the development.

Policy B : *Ensure that all properties requiring building permits meet all city codes prior to final approval.*

The development process will typically require that many life-safety issues conform to city code and performance standards to ensure that construction occurs as per the approved plans. This helps ensure that not only the widely accepted national building code will be followed, but also the code of the City of Avondale. This process necessitates the obtaining of all required city permits. The project will meet all city codes prior to final approval and issuance of a certificate of occupancy.

5. 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.*

Policy B : *Encourage the development of condominiums and townhomes which appeal to people seeking to own their residence, but who may not want maintenance responsibilities.*

The city has for some time promoted large-lot single-family residences, along with garden style apartments that have developed in more densely populated areas of the city. There is a need for more townhouse and condo style housing units. This project will help to provide more of these types of housing that will help fill this gap. By the general nature of condominiums and townhomes, large front and back yards have been replaced with common space that is maintained by the HOA. These types of housing units are usually privately owned by individuals seeking their own residence. Maintenance of the common areas for this project by the development’s HOA will greatly reduce the maintenance responsibilities for the townhome owners.

6. Housing Element–Goal 3: *Maximize the efficiency and effectiveness of affordable housing and neighborhood stabilization programs.*

***Policy B :** Identify new prototypes for quality high-density residential housing.*

Recent trends in multi-family housing include single-family to rent products, featuring tall ceilings, higher end appliances and better-quality interior finishes. As a result, the multi-family housing market has shifted towards a higher quality product with many other new prototypes such as this, coming to market with quality high-density residential housing. The Angelina is one of these newer product types that provides these higher quality finishes and detail for the high-density market.

***7. Safety Element–Goal 1:** Provide a safe and healthy environment for all Avondale residents, employees, and visitors.*

***Policy A :** Encourage new developments to be planned and designed to minimize negative and undesirable health and safety hazards to the community.*

It is always the goal of the community and the development team to provide a safe and healthy environment for its residents. We believe that it is important for a community to always use best practices when designing and laying out the site plan. The use of methods described in the Crime Prevention through Environmental Design (CPTED) guidelines help promote safer environments by providing proper site lighting, eliminating blind alley ways and encouraging the safe placement of landscape items. All of these assists in making the development a place that positively influences human behavior and minimizes undesirable health and safety hazards to the community.

***8. 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.*

***Policy B:** Provide and maintain state-of-the-art apparatus and equipment to enable safe and adequate emergency response capabilities for the protection of the public and fire personnel.*

It is critical that a development provides for the protection of life and property. This is why this development uses the latest standards in fire alarm and suppression equipment. Also, the activities typically associated with fire safety require that all portions of the development can be reached by a fire truck hose within 150-feet of the closest fire lane, which has been planned for this development. Wider turning radii, painted fire lanes, location of FDCs and proper signage have been provided in the design to allow the fire department to access the site quickly and safely in case of an emergency or fire.

9. Urban Design Element–Goal 1: Identify and preserve Avondale’s cultural resources and local sense-of-place.

Policy C : Provide opportunities for landscaping and streetscape improvements.

Good urban design should not only require but embrace the opportunities to provide for enhanced landscaping and streetscape improvements. A proper balance of landscaping helps to soften the hardscape and building forms. Trees provide much needed shade and flowering shrubs, and groundcovers provide important accents to the overall design of a site. This project provides these types of landscape treatments. Unique areas are emphasized with enhanced plantings and a wider variety of plant materials. This development utilizes appropriate tree spacing and plant groupings to help define key access points, provide splashes of color at focal points and help to break up the hardscape. Streetscapes are enhanced with more dense planting and wider setbacks that promote safe places for pedestrians and cyclists.

10. Urban Design Element–Goal 2: Establish a positive and distinctive city image and identity by developing and improving focal points, gateways, specific areas, and major corridors.

Policy G : Utilize landscape as an important aesthetic and unifying element.

The project uses a variety of trees and plant material to help create an aesthetically pleasing environment. Groupings of similar species of trees along walkways provide a unifying element to the landscape design for this project. Clusters of accent trees are used in key locations and help to put emphasis on those areas. Masses of groundcover plantings are used near the project’s signage and at corners to help identify that you have arrived at a place of importance. Taller trees are used in the landscape to help create visual landmarks throughout the property. Accent plants are dotted throughout the landscape to provide variety and visual texture to the landscape and help complement the site design. All of these plantings provide unifying elements that are woven throughout the design and bind the site together into one cohesive whole.

11. Urban Design Element–Goal 4: Utilize redevelopment to mend the urban fabric.

Policy C : Utilize building materials that are durable and contextual.

In the Phoenix metro area leap-frog development has created fragments of undeveloped land between projects. Our project has taken one of those fragments and is weaving together and mending the urban fabric of this neighborhood in Avondale. As a part of this process, it is important to read the landscape, understand the neighborhood and respond with the use of building materials that relate to the neighborhood. The use of high-quality building materials helps when working to establish permanency for these infill projects. High-quality building materials are more durable and when selected in context to mending the urban fabric, they

can appropriately represent the symbolism and physical properties of the neighborhood. This project uses building materials that are durable and contextual.

Policy D : Use pattern and scale of development to provide visual diversity, choice of lifestyle and social interaction.

Variation in urban spaces has fueled the current wave of form based urban code throughout the country. This development utilizes key components from form-based design that informs individuals about the human scale of the property. It also employs the use of pattern repetition and rhythm to provide consistent visual interest and weave together common elements used throughout the site in a cohesive way. These elements help to inform the public about how interactions are different when compared to suburban development and promote a more urban lifestyle. Within this project you can see undulation in the form, step-backs in the massing, second story balconies and small courtyards at the residence entrances. These are all items that contribute to a diverse, human scaled development that promotes social interaction and an urban lifestyle.

As stated earlier, there is a high demand for this type of product in this area, which is mostly dominated by single family residential or garden style apartment complexes. With the increase in large employers in the immediate area, multi-family housing helps provide a strong balance in the mix of uses.

In addition to the goals above, below are additional topics in the General Plan and our answers below:

Infrastructure

Adequate infrastructure exists for the designation of High Density Residential. Reports regarding water, sewer, streets, and drainage have been provided as appendices to this narrative.

Multifamily Housing Ratio

Per the General Plan, approximately 572 acres or .96% of land area is designated as high density residential. With this proposal, there will be an increase of 7 acres, bringing the overall percentage to .98%.

Water Supply

Avondale has a certificate of assured water and will be the water provider. The minor consumption of water stemming from this proposal will not have a significant impact on the City's water supply. Townhouses use less water than most commercial projects. As stated above, the project will have low water fixtures, high efficiency appliances, low flow irrigation, and xeriscape landscaping where appropriate to ensure sustainability for the neighborhood and City of Avondale.

Transportation Impact

We are currently discussing with the City the circulation and access points for this site. But we would refer the City to our traffic impact statement regarding the potential trip generation and its impact on the area. We have had discussions with the City and to the development to the east regarding a new traffic signal. Our access will align to the new signal which will be a benefit to the residents and to those traveling along Dysart.

Natural Environment

The topography of this site is relatively flat and no riparian areas or floodways are present. Accordingly, there is no significant impact on any notable environment factor. What this application does do is provide a beautiful development to a piece of property that has remained vacant for years. Vacant property that is surrounded by developed land (which this soon will be after development to the east occurs, is unattractive and contributes to a blight condition. It also attracts illegal dumping oftentimes. As such, our proposed development will be an improvement for the natural environment.

Job Population:

As new employment developments continue to come online in the west valley, as they have been for many years, a critical element to attracting and retaining top employers is the presence of employees of different educational and skill backgrounds. The availability of quality and diverse housing is an important element to such employers. Our proposed project will provide a type of housing product that will attract a higher-income earner, which often means those with greater education and skill set. We believe that our project will help to supply this area with an employee base that will be attractive to top employers. That will then result in greater employment for the area, which in turn raises the City's tax revenue, creates even more demand for housing, and then increases demand for commercial services. Our project will, therefore, be part of the domino effect (or ecosystem, if you will) that will benefit the City.

Arizona economist Elliott Pollack issued a warning regarding the current shortage of housing and how this will harm our ability to attract and retain top employers. The following is an excerpt from the Arizona Republic:

“I’ve been doing this work since 1969, and this is worst housing supply/demand imbalance I’ve ever seen,” said Economist Elliott Pollack. “We’re at the precipice of a very serious problem. This will affect our ability to attract and retain top employers, attract and retain top talent, maintain and improve the quality of life for our residents, and increase the customer base for our small businesses. We simply must increase supply or it’s all downhill from here.”

Our proposal will not only add to the City’s housing supply, it will do so with an attractive community that is underrepresented in Avondale.

The City’s General Plan also calls for a multi-family housing ratio. This request will provide additional supply of multi-family, which is a housing type the City needs more of in order to increase density and thus increase commercial supply and increase employment opportunities for its residents.

City Services

The amount of housing proposed will not have a significant impact on City services. This development will also pay its way by virtue of complying with the City’s impact fee requirements. Our development will assist in funding infrastructure expansion and the support for an effective and responsive police and fire department.

General Plan Alignment

The current general plan designations on the site are not as compatible with the current land development pattern in this area as what we are proposing. The Ascend project immediately across Dysart Road from this site proposes 6 acres (net) of commercial development within its parcel #2. Much of that would be up against the land currently designated for 2.5-4 du/ac housing. This is not an ideal transition (see map below).



When the mixed-use designation was put in place, there was no restriction on what type of development could be up against Dysart Road and thus up against the development on the subject property. The fact that the proposed Ascend site plan has commercial up against Dysart Road should be considered.

Furthermore, the current land use designation has 2.5-5 du/ac housing up against commercial. This is also not an ideal situation. Commercial developments bring noise, traffic, and activity. Although a transition between commercial and single-family housing is not always avoidable, it would be rare indeed to find a single-family homeowner who would be happy being up against that type of activity, particularly if it is the back of house activity with its late-night deliveries, trash dumping and collection, and low-security in dark corridors.

Our proposal would be to locate high-quality housing next to the existing housing. This is a much better transition. Moreover, our housing product is a hybrid product between traditional single-family residential and multifamily. Each unit will have its own garage and backyard and will have high-end interior finishes. We have also pushed our two-story homes away from existing single-family houses to the south, for an even better transition.

As for the reduction of the existing commercial designation, we note that the development pattern west of the subject site is also an important factor in our request. The church now occupies the western boundary of our site. Again, it is preferable for the church to be up against residential rather than up against commercial. Even if the commercial proposed were of low impact, it would still likely lead to an open, unsecured parking lot at night, which is when certain church events may exit. Similar to the discussion above, we would expect church patrons to feel more comfortable using the church facilities and parking lot when the neighbor to the east is a quality residential project than a commercial alternative. As evidence of this belief, consider that it is the church that is selling us the property.

If our proposal is successful, there will be a natural and effective break between the commercial on the hard southwest corner of Indian School Road and Dysart Road and our housing development. This internal loop road acts as an effective break and buffer, ensuring that our project will not be directly abutting any commercial development. This is not true of the current land use map, where commercial is directly abutting single-family residential.

Additionally, it is important to consider the supply of rooftops to support commercial. After these many years, despite the area generally being fully developed with residential these parcels have not developed. And now, Ascend will be moving forward with 7.4 acres (net) of commercial development next to new multifamily housing. Whatever commercial demand is in the area will be served by this new commercial development.

The city is need of density in order to reach its broader General Plan goals. The question is not *if* the City should embrace multifamily and density, it is where. We believe that this type of infill parcel is well situated for an increase in density, especially with a product like this that has a transition density of 15.5 du/ac, is only two stories (and one-story up against the single-family residential), and has enhanced design.

Our proposal does not trigger any type of significant increase in the City's public infrastructure, such as roads, water, wastewater, or public safety. At only 130 units, the usage of public infrastructure will not be significant. Moreover, in comparison to the existing land use designations on the property (i.e. commercial and medium density residential), the net impacts of the proposal would be negligible. Commercial development generates greater traffic and relies to a greater degree on public safety services than residential. As for water and wastewater, we would expect our proposal to generate greater demand of those services. However, it is not anticipated that we would need to

upgrade the City's existing water and wastewater infrastructure available adjacent to the site. As such, we would simply be generating more users to pay the City for infrastructure it already has in place. And to the extent that later engineering determines that upgrades are needed, we would be required to pay for our commensurate portion of that infrastructure, again shielding the City from any negative impacts.

Conclusion

This general plan amendment is minor in nature. The site currently being designated as local commercial and medium density residential is not much different than a high-density residential designation in terms of intensity. This minor amendment allows for the development of a luxury townhome type product, which is a much-needed housing type in this immediate area.

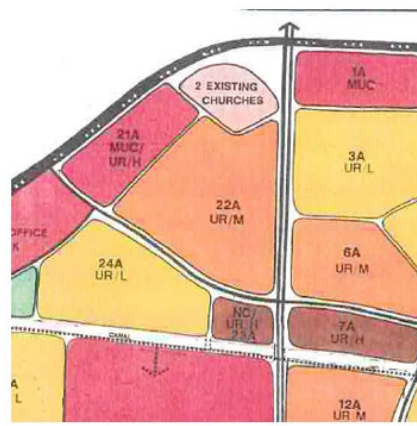
PAD Rezone

In addition to the requested minor General Plan amendment, this application also seeks to rezone the Property from the existing PAD designation within the Palm Valley PAD to a stand-alone PAD. This allows the Property to develop as High Density Residential.

As shown in the images below, the Property is currently zoned PAD, within the Palm Valley Planned Area Development. Within the PAD the property is designated as medium density residential. The proposal is to rezone the entirety of the subject Property to PAD (Planned Area Development) with underlying R-4 development standards.



EXISTING ZONING DESIGNATION



EXISTING PAD DESIGNATION



PROPOSED ZONING DESIGNATION

1. Describe unusual physical features of characteristics of the site which present opportunities or constraints to development.

The Property is relatively flat with no natural features. The parcel has a challenging shape, is tucked into a church development, and has no direct access to an arterial. These are development constraints for many types of development, but the proposed development is able to work around these challenges. By selecting a multifamily product that can be broken up into different building sizes, we are able to develop a community that has the quality Avondale is looking for but that is also compatible with the existing single-family communities in the immediate area.

2. Type of development and uses proposed by this zoning request.

The Angelina proposes a residential community of two-story luxury townhomes. The proposed 130 units will be clustered in 5-unit, 6-unit and 8-unit buildings and will be a mix of one-bedroom (30 units), two-bedroom (60 units) and three-bedroom (40 units) units. They will consist of one-story and two-story buildings with a maximum height on the two-stories of 30-feet. The proposed density is approximately 15.5 du/acre (gross), which will greatly support the existing and future employment in the area.

Many multifamily projects require residents to park in a common surface parking lot, and only sometimes with shade. But each of our units will have their own garage. One hundred and twenty-five units will have two car garages and only five units (five of the single-story units on the southern property line) will have a single car garage with excess parking spaces available nearby. Similarly, multifamily projects typically rely on common open space as the *only* means of providing open space to their residents. But we will provide *both* private open space and common open space. Due to site planning constraints, not all units will exceed the 100 square foot of yard or patio space. However, our private space will consist of balconies on every unit. Nearly every unit will have a private backyard, which will feature artificial grass, a tree, a BBQ area, and a doggie door. In those few instances where site planning constraints have prevented the addition of a private backyard, we have provided a private porch instead. In total, there will be 38,000 sf of private open space. The common open space will be enhanced over most communities of this size, and will include a pool, clubhouse, co-working space, gym, dog park and outdoor kitchen area. In addition to the common open space, the project exceeds the 20% requirement for usable open space.

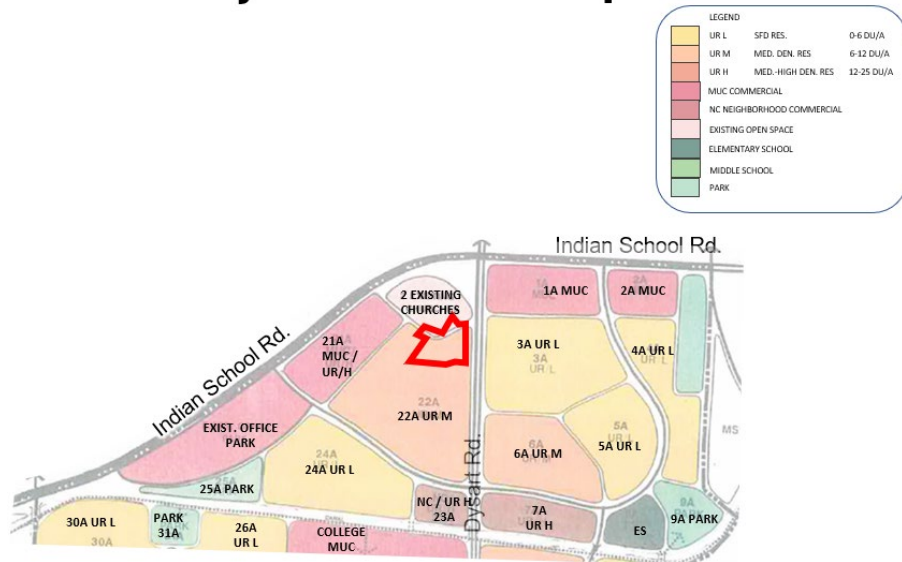
The site includes a walkable environment that is surrounded by landscaping and first-rate modern architecture. Additionally, in order to provide a larger buffer to the single family residential to the south, one story units are proposed within 70' of the south wall.

3. State how your proposal is consistent with the General Plan and applicable Specific Plans, referencing goals and objectives of the applicable plans.

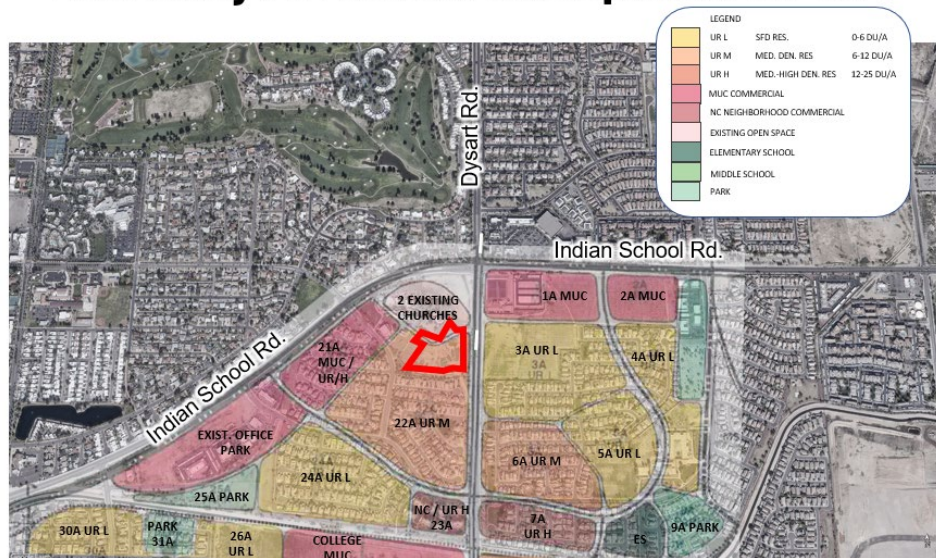
With the above-referenced minor General Plan amendment, the site will be designated as High Density Residential and will be compatible with the uses and vision outlined in the General Plan, and also consistent with the following elements of the 2030 General Plan.

The Palm Valley General Development Plan became effective in 1984. This mixed-use plan was generally located in two areas and consisted of 770 acres. The first was between Old Litchfield and Dysart Roads between Thomas and Indian School Roads. The second was between McDowell and Indian School east of Dysart. When looking at the development plan, the majority of our irregularly shaped parcel is in Parcel 22A which was slated to be "UR M" which is medium density residential with up to **12 du/ac**. The proposed townhomes follow the Palm Valley Development Plan and the increase from 12 to 15.5 du/ac is a marginal increase. Furthermore, if you overlay the Palm Valley Development Plan with what was built (see image to the right), none of the medium or high density residential was ever built. If we followed the proposed density, the

Palm Valley PAD General Development Plan-1984



Palm Valley PAD General Development Plan-1984



area was approved for over 2,000 units, but less than a 1,000 was built. The addition of 130 units does not come close to exceeding what was allowed for the Palm Valley Development Plan. Simply stated, no multi-family was ever built in an area that needed it. Our proposed development finally gives the area the density that was intended and still needed.

Below is the part of the General Plan and our reply that shows this project will be a benefit to the community.

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

Policy C: Diversify Avondale’s housing stock by providing for varied residential types

This particular area of Avondale is dominated by single family residential. What limited multi family is present has been developed as garden style apartments. Our proposal will provide a unique, townhome product, something that is not represented in the market area. The Angelina will help diversify Avondale’s housing stock by providing for a varied residential type that is almost non-existent in the area. It will attract high-income earners that will fill employments needs in the area and support commercial developments.

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

In areas where single family housing is the dominant type, it can be difficult to develop smaller, irregular patches of vacant land with similar single-family products. The resultant pattern of remnant vacant land, caused by leap-frog development, creates a unique opportunity for infill development. Such is the case with this proposal. These smaller parcels typically have the required infrastructure and services needed for higher density developments. They provide for a high-quality mix of housing types, that focus on upward development versus sprawl. And they often fill these gaps between single family homes with a desirable product for families that prefer a more urban lifestyle. This project improves the desirability and attractiveness of infill for the neighborhood and the city.

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

There is a high demand for quality multifamily in the area. This area has seen an uptick in development and zoning activity as it sits between the Loop 101 and the Loop 303, which link I-10 with the I-17 through this area and serves as a major growth center within the west valley. The proximity of Luke Air Force Base, PV 303, and many other larger employers and an expanding base of businesses in the area makes this site ideal for this type of unique and luxury-level multifamily development. The proposed development will deliver needed housing diversity in this area.

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

Policy C: *Encourage a mix of uses and amenities when master planning large developments, such as single-family residences, offices, educational institutions, shopping centers, trails, parks, community gardens, and recreational facilities, to encourage social interaction, and to create a larger sense of community amongst residents.*

Infill projects typically help act as a catalyst for a healthy mix of uses. They also act more comprehensively as part of a larger vision for the neighborhood. Infill projects also tend to attract more infill which also provides a more diverse mix of uses. Where opportunities to encourage mixed uses were once perhaps missed in the master planning process, infill provides that opportunity to help fill in the gaps and help to create a larger sense of community and encourage more social interaction. This high-end multi-family development is part of a changing dynamic that in time will encourage a better use of mixes and services in the future for the area.

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

A portion of the site is adjacent to an existing single-family subdivision and multi-family housing is a good transition between land uses. In addition to functioning as a transitional use, this project will also provide an adequate buffer from these adjacent properties. Single story units occur closest to the adjacent single-family homes with a setback of 15-feet. This smaller setback includes a landscape buffer with a meandering pedestrian pathway. The taller, two-story products occur outside of a 75-foot building setback and allow for a tiered approach in which the taller buildings sit further back and more towards the middle of the project allowing for a stepped back vertical buffer. The front of the project along Dysart Road, allows for a 50-foot building setback and a 40-foot landscape buffer, which also includes a pedestrian pathway. Two-story units are proposed along this project front which is appropriate for larger arterial streets, such as Dysart Road. Along the northwest portion of the site the adjacent land use changes to an intermittent use with two churches. These non-residential uses allow for a smaller setback that includes 12-foot-wide fenced private yards with a 5-foot landscape setback. Throughout the project adequate and appropriate buffers and transitions have been provided that vary with the intensity and character of the adjacent land uses.

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

Policy B : *Require all new developments to participate in the required infrastructure enhancements including, but not limited to, street widening and connecting to city water and sewer systems.*

This project will participate in the required infrastructure enhancements for items such as street widening as needed, connection to the city water system and connection to the city sewer system, helping the city meet long-term economic goals of the community.

Policy D : *Ensure that low-cost construction materials essential for growth and development are readily available.*

This project will utilize the most cost-effective construction materials available, when appropriate. The developer will strive to work with suppliers and vendors to prepare for construction by seeking out construction materials that are readily available, considering the recent issues with the supply chain due to Covid-19. This will assist in further accomplishing long-term economic goals of the community.

4. Housing Element– Goal 1: *Provide a variety of safe housing opportunities and neighborhoods for all current and prospective Avondale residents.*

Policy A : *Ensure developers and/or HOA's properly maintain perimeter areas, open spaces, and other common areas within subdivisions.*

As a part of this project, it is essential that the development and or it's HOA performs regular maintenance for perimeter areas, open spaces and other common areas within the project. This not only provides for a clean and well-maintained space, but also lets others know that the project is of high quality and value for the surrounding community. This project will provide proper maintenance for the development.

Policy B : *Ensure that all properties requiring building permits meet all city codes prior to final approval.*

The development process will typically require that many life-safety issues conform to city code and performance standards to ensure that construction occurs as per the approved plans. This helps ensure that not only the widely accepted national building code will be followed, but also the code of the City of Avondale. This process necessitates the obtaining of

all required city permits. The project will meet all city codes prior to final approval and issuance of a certificate of occupancy.

5. 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.*

Policy B : *Encourage the development of condominiums and townhomes which appeal to people seeking to own their residence, but who may not want maintenance responsibilities.*

The city has for some time promoted large-lot single-family residences, along with garden style apartments that have developed in more densely populated areas of the city. There is a need for more townhouse and condo style housing units. This project will help to provide more of these types of housing that will help fill this gap. By the general nature of condominiums and townhomes, large front and back yards have been replaced with common space that is maintained by the HOA. These types of housing units are usually privately owned by individuals seeking their own residence. Maintenance of the common areas for this project by the development's HOA will greatly reduce the maintenance responsibilities for the townhome owners.

6. Housing Element–Goal 3: *Maximize the efficiency and effectiveness of affordable housing and neighborhood stabilization programs.*

Policy B : *Identify new prototypes for quality high-density residential housing.*

Recent trends in multi-family housing include single-family to rent products, featuring tall ceilings, higher end appliances and better-quality interior finishes. As a result, the multi-family housing market has shifted towards a higher quality product with many other new prototypes such as this, coming to market with quality high-density residential housing. The Angelina is one of these newer product types that provides these higher quality finishes and detail for the high-density market.

7. Safety Element–Goal 1: *Provide a safe and healthy environment for all Avondale residents, employees, and visitors.*

Policy A : *Encourage new developments to be planned and designed to minimize negative and undesirable health and safety hazards to the community.*

It is always the goal of the community and the development team to provide a safe and healthy environment for its residents. We believe that it is important for a community to always use best practices when designing and laying out the site plan. The use of methods described in the Crime Prevention through Environmental Design (CPTED) guidelines help promote safer

environments by providing proper site lighting, eliminating blind alley ways and encouraging the safe placement of landscape items. All of these assists in making the development a place that positively influences human behavior and minimizes undesirable health and safety hazards to the community.

8. 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.

Policy B: Provide and maintain state-of-the-art apparatus and equipment to enable safe and adequate emergency response capabilities for the protection of the public and fire personnel.

It is critical that a development provides for the protection of life and property. This is why this development uses the latest standards in fire alarm and suppression equipment. Also, the activities typically associated with fire safety require that all portions of the development can be reached by a fire truck hose within 150-feet of the closest fire lane, which has been planned for this development. Wider turning radii, painted fire lanes, location of FDCs and proper signage have been provided in the design to allow the fire department to access the site quickly and safely in case of an emergency or fire.

9. Urban Design Element–Goal 1: Identify and preserve Avondale’s cultural resources and local sense-of-place.

Policy C: Provide opportunities for landscaping and streetscape improvements.

Good urban design should not only require but embrace the opportunities to provide for enhanced landscaping and streetscape improvements. A proper balance of landscaping helps to soften the hardscape and building forms. Trees provide much needed shade and flowering shrubs, and groundcovers provide important accents to the overall design of a site. This project provides these types of landscape treatments. Unique areas are emphasized with enhanced plantings and a wider variety of plant materials. This development utilizes appropriate tree spacing and plant groupings to help define key access points, provide splashes of color at focal points and help to break up the hardscape. Streetscapes are enhanced with more dense planting and wider setbacks that promote safe places for pedestrians and cyclists.

10. Urban Design Element–Goal 2: Establish a positive and distinctive city image and identity by developing and improving focal points, gateways, specific areas, and major corridors.

Policy G: Utilize landscape as an important aesthetic and unifying element.

The project uses a variety of trees and plant material to help create an aesthetically pleasing environment. Groupings of similar species of trees along walkways provide a unifying element to the landscape design for this project. Clusters of accent trees are used in key locations and help to put emphasis on those areas. Masses of groundcover plantings are used near the project's signage and at corners to help identify that you have arrived at a place of importance. Taller trees are used in the landscape to help create visual landmarks throughout the property. Accent plants are dotted throughout the landscape to provide variety and visual texture to the landscape and help complement the site design. All of these plantings provide unifying elements that are woven throughout the design and bind the site together into one cohesive whole.

11. Urban Design Element–Goal 4: Utilize redevelopment to mend the urban fabric.

Policy C : Utilize building materials that are durable and contextual.

In the Phoenix metro area leap-frog development has created fragments of undeveloped land between projects. Our project has taken one of those fragments and is weaving together and mending the urban fabric of this neighborhood in Avondale. As a part of this process, it is important to read the landscape, understand the neighborhood and respond with the use of building materials that relate to the neighborhood. The use of high-quality building materials helps when working to establish permanency for these infill projects. High-quality building materials are more durable and when selected in context to mending the urban fabric, they can appropriately represent the symbolism and physical properties of the neighborhood. This project uses building materials that are durable and contextual.

Policy D : Use pattern and scale of development to provide visual diversity, choice of lifestyle and social interaction.

Variation in urban spaces has fueled the current wave of form based urban code throughout the country. This development utilizes key components from form-based design that informs individuals about the human scale of the property. It also employs the use of pattern repetition and rhythm to provide consistent visual interest and weave together common elements used throughout the site in a cohesive way. These elements help to inform the public about how interactions are different when compared to suburban development and promote a more urban lifestyle. Within this project you can see undulation in the form, step-backs in the massing, second story balconies and small courtyards at the residence entrances. These are all items that contribute to a diverse, human scaled development that promotes social interaction and an urban lifestyle.

4. Discuss your proposal's compatibility with the surrounding land use and zoning patterns.

The surrounding area is mostly developed with the exception of the southwest corner of Indian School and Dysart and the large vacant parcel across Dysart Road. There is a true mix of uses in the immediate area, with two churches adjacent to the west property line, single family residential to the south and south east. Commercial is located across Dysart to the northeast. The proposed development will be an effective buffer between potential future commercial uses and the single-family residential neighborhoods.

5. Describe in detail any proposed unique design considerations, beyond Zoning Ordinance requirements, that reduce development impacts and further compatibility with on-site and adjacent land uses and zoning.

The proposed development provides private garages for each unit. This eliminates the need for a sea of parking, which is typical of garden-style multi-family. This allows the development to provide more open space and landscaping which reduces any impact it may have on adjacent properties. We are requesting a deviation from the number of EV chargers installed; however each unit can have one plug-in outlet capable to charge an electric vehicle as a paid upgrade upon request. This deviation allows the vehicles to stay in their garage versus being parked outdoors and away from the unit. Additionally, it provides flexibility to the 4% of resident spaces that must have chargers as 4% could be very low as electric vehicles become more popular. Please see the table below:

Table 1: EV Charging/Capability

Resident Parking- EV Chargers Installed	4% of required resident spaces = 10 spaces	Each private garage will be provided one EV outlet as a paid upgrade, when requested by tenant. There will be 130 private garages, all two-story units have 2 spaces, (5) one story units have 1 parking space. Assuming all residents request EV outlets, the project will provide 130 outlets, which is 50% of the required resident parking spaces.
Resident Parking- EV Capability Provided	16% of required resident spaces = 42 spaces	Each private garage will be provided one EV outlet as a paid upgrade, when requested by tenant. There will be 130 private garages, all two-story units have 2 spaces, (5) one story units have 1 parking space. Assuming all residents request EV outlets, the project will provide 130 outlets, which is 50% of the required resident parking spaces.
Guest Parking- EV Chargers Installed	1% of required guest spaces = 0 spaces (0.26 spaces rounded down)	0 spaces
Guest Parking- EV Capability Provided	3% of required guest spaces = 1 space (0.78 rounded up)	1 space

A deviation to the required amount of parking is requested. The ordinance requires 2 spaces per unit, regardless of the number of bedrooms. There are (5) one-bedroom units that will have a garage but will be a single car garage. This provides 255 proposed spaces versus the 260 spaces required. If we added a second garage space, it would expand the buildings to the south and bring them closer the adjacent neighbors. We feel it is better to deviate this standard than to get closer to the backyards of our single-family neighbors.

An additional deviation request is the amount of private open space for each unit. Due to site planning constraints, not all units will exceed the 100 square foot of yard or patio space. However, our private space will consist of balconies on every unit. Nearly every unit will have a private backyard, which will feature artificial grass, a tree, a BBQ area, and a doggie door. In those few instances where site planning constraints have prevented the addition of a private backyard, we have provided a private porch instead. In total, there will be 38,000 sf of private open space. The common open space will be enhanced over most communities of this size, and will include a pool, clubhouse, co-working space, gym, dog park and outdoor kitchen area.

6. State why the property as zoned is not suitable for the uses allowed under the proposed zoning.

The current PAD zoning within the Palm Valley PAD allows for medium density residential on the Property, which only allows up to 4 du/ac. On a small parcel like this, with the odd shape that this parcel has, and with the need for housing density in Avondale, the existing zoning is not adequate. The proposed project is 15.5du/a, triggering the need for the rezone. Even though we are seeking high density residential, this isn't a 3-story garden style apartment complex. These are 2-story luxury townhomes with private garages and private yard space. That makes it more compatible with the single-family residential in the area.

7. Proposed circulation and traffic impact

Primary access is off Dysart Road which is in alignment of a future traffic signal. Additionally, there is an egress only off North Plaza Circle. At the entrance there is guest parking adjacent to the clubhouse and then gated access to the remainder of the project. A traffic statement is attached with this submittal.

Justifications for Deviations in PAD

Western and Northern Setback 10' in lieu of 15'

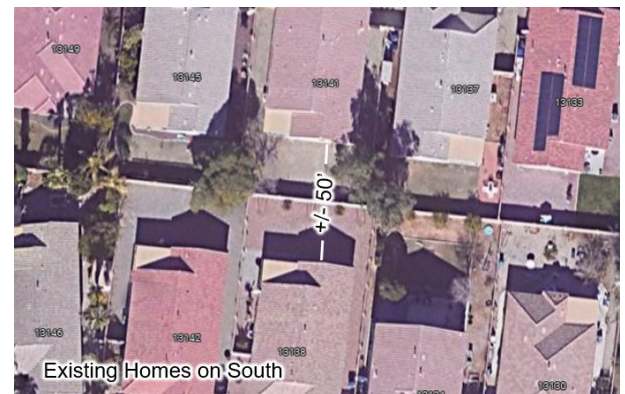
The proposed PAD requests a reduced setback of 10' along the western and northern property line. This reduction is mitigated by the presence of an existing landscape setback and parking

lot on the church property adjacent to the west and a private road to the north. The proposed 10' setback will not have a negative impact on the parking lot or the church itself nor future commercial to the north as it will be adjacent to parking or back of house activities most likely.

Setback from SFR for two story buildings 70' in lieu of 75'



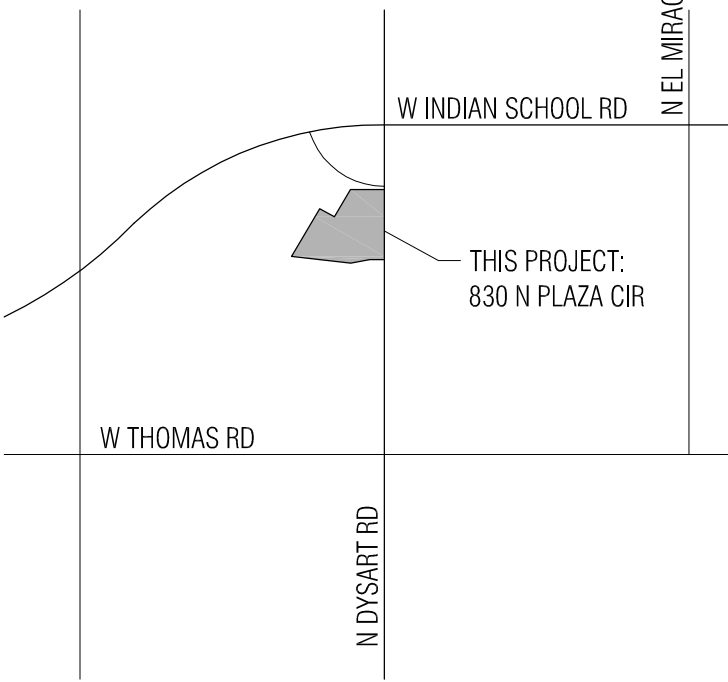
The proposed PAD requests a reduced setback of 70' for two story buildings along the southern property line. This requirement is appropriate for larger garden style multi-family housing products. We are proposing 2 story townhomes at a height that exists along this southern property line where there is existing single- and two-story single-family homes. We have proposed single story units within 70' of this property line to create privacy for the existing single family residential (As shown on the graphic above). The introduction of the two story at the 70' setback (as opposed to 75') will not have an impact on the existing homes. Homes in the adjacent neighborhood have approximately 50' between two story buildings (as shown on the graphic to the right). Our proposal provides a greater distance by 20'.



Conclusion

The Angelina will be a premium community for the City and will both benefit from and provide benefit to the immediate neighborhood. This community will not only provide higher income individuals to support the neighboring services and commercial, but it will be an architecturally pleasing addition to the neighborhood.

The City needs density in appropriate areas in and in appropriate designs to support its employment and its retail. We believe this site is one of those appropriate areas and that our proposed housing product and design is at the level of quality and design the City is seeking.



project description

CITY OF AVONDALE PLAN NO.: PL-21-0367
PL-22-0084
PL-22-0085

SCOPE OF WORK: NEW CONSTRUCTION FOR 130 MULTIFAMILY RESIDENTIAL UNITS WITH SHARED COMMUNITY BUILDING.

ALL CONSTRUCTION TO ADHERE TO IBC 2018 R-2 RESIDENTIAL CONSTRUCTION (APARTMENTS)

143,750 SF NEW CONSTRUCTION - MULTIFAMILY RESIDENTIAL

3,250 SF NEW CONSTRUCTION LEASING OFFICE | CLUBHOUSE

zoning

830 N. PLAZA CIRCLE
LITCHFIELD PARK, AZ 85340 (MARICOPA COUNTY)
PORTION OF 501-71-943C 322,231 NSF
PORTION OF 501-71-531N 43,560 NSF

LEGAL DESCRIPTION

TRINITY LUTHERAN CHURCH OF LITCHFIELD PARK MCR 921-49, LOT 1
TOWNSHIP 2N, RANGE 1W, SECTION 27

365,791 NSF TOTAL LOT SIZE (8.40 ACRES)
402,846 GSF TOTAL LOT SIZE (9.25 ACRES)

ZONING PAD (EXISTING AVONDALE ZONING)
R-4 (PROPOSED)

SETBACKS R-4 PROPOSED

NORTH SETBACK (SIDE): 15'-0"
SOUTH SETBACK (SIDE): 15'-0"
EAST SETBACK (SIDE): 25'-0"
WEST SETBACK (REAR): 15'-0"

HEIGHT LIMIT: 45'-0" ALLOWABLE
28'-0" PROPOSED

DISTANCE BETWEEN BUILDINGS 15'-0"

DENSITY
MULTIFAMILY
367,552 SF / 1,452 SF
130 UNITS/8.4 ACRES

LOT COVERAGE
367,552 SF x 50%

R-4 (1,452 SF NET SITE/UNIT)
253 UNITS ALLOWABLE
15.5 UNITS PER ACRE (PROPOSED)

50% MAXIMUM
183,776 SF ALLOWABLE
147,000 SF PROVIDED (40%)

parking

UNIT TYPES	QUANTITY	DESCRIPTION
ONE BEDROOM A	26	TWO STORY UNIT WITH TWO CAR GARAGE
ONE BEDROOM B	5	SINGLE STORY UNIT WITH TWO CAR GARAGE
ONE BEDROOM C	5	SINGLE STORY UNIT WITH ONE CAR GARAGE
TWO BEDROOM	52	TWO STORY UNIT WITH TWO CAR GARAGE
THREE BEDROOM	42	TWO STORY UNIT WITH TWO CAR GARAGE

TOWNHOMES	QUANTITY	REQUIRED	PROVIDED
UNIT TYPES			
ONE BEDROOM A	26	2.0 SPACES/UNIT	52
ONE BEDROOM B	5	2.0 SPACES/UNIT	10
ONE BEDROOM C	5	2.0 SPACES/UNIT	10
TWO BEDROOM	52	2.0 SPACES/UNIT	104
THREE BEDROOM	42	2.0 SPACES/UNIT	84
TOTAL		260 SPACES REQUIRED	255 SPACES PROVIDED

**PAD DEVIATION TO ALLOW A ONE-CAR GARAGE FOR FIVE UNITS

VISITOR PARKING CLUBHOUSE	130 UNITS x 0.2 SPACES 3250 SF / 250	26.0 SPACES REQUIRED 13.0 SPACES REQUIRED 39.0 SPACES REQUIRED	40 GUEST SPACES PROVIDED
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ACCESSIBLE PARKING ADA 2010 TABLE 208.2

5% OF PARKING SPACES SHALL BE ACCESSIBLE PARKING SPACES
36 SPACES x 5% = 2 SPACES REQUIRED
2 ACCESSIBLE GUEST SPACES PROVIDED

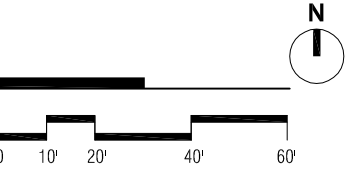
REFUSE ENCLOSURES
MULTIFAMILY
130 UNITS / 24

1 ENCLOSURE / 24 UNITS
5.4 ENCLOSURES REQUIRED
6 ENCLOSURES PROPOSED

open space

PROPOSED AMENITIES	POOL CLUBHOUSE GYM PLAY TOT LOT DOG PARK
USEABLE OPEN SPACE 367,552 SF x 20%	20% MINIMUM 73,510 SF REQUIRED 41,200 SF PROVIDED (56%)
LANDSCAPE 367,552 SF x 25%	25% MINIMUM 91,888 REQUIRED 96,462 PROVIDED (105%)
PRIVATE SPACE (BACKYARDS) 100 SF x 130 UNITS	13,000 SF REQUIRED 37,440 SF PROVIDED (288%)
TOTAL	154,814 SF LANDSCAPING OPEN SPACE REQUIRED 176,000 SF LANDSCAPING OPEN SPACE PROVIDED (113%)

1 site plan



FEBRUARY 08 2023
PRELIMINARY SITE PLAN



4 side elevation



Private yard fencing extends to screen the electrical meters and SES Panels



3 side elevation

BALCONY GUARD RAILS
PAINTED FIBER PANEL OR COMPOSITE
WOOD OVER STEEL ANGLE FRAME

5

SANDED STUCCO

SW 6243
Distance
Location Number: 224-C6

1

SW 7204
Keystone Gray
Interior / Exterior
Location Number: 243-C4

2

GARAGE DOORS

SW 9100
Umber Rust
Location Number: 202-C7

3

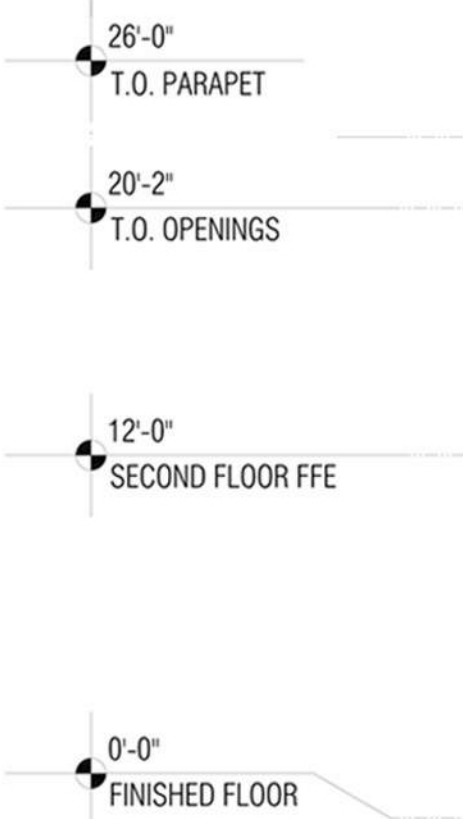
METAL TRIM AND STUCCO ACCENTS

SW 6005
Folkstone
Metal / Exterior
Location Number: 240-C6

4



2 private yard elevation



5 UNIT BUILDING TYPE A

1 front elevation



4 side elevation



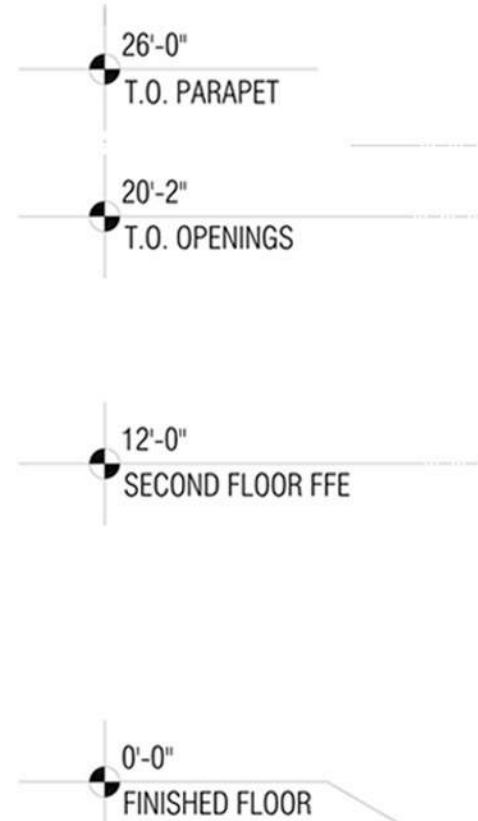
3 side elevation



2 private yard elevation



Typical drive aisle view looking South



1 front elevation

5 UNIT BUILDING TYPE B

NOVEMBER 18 2022
2ND SITE PLAN SUBMITTAL

DYSART AND INDIAN SCHOOL 830 PLAZA CIRCLE LITCHFIELD PARK ARIZONA 85340
EARL & CURLEY 3101 N. CENTRAL AVENUE SUITE 1000 PHOENIX ARIZONA 85012
PORTER KYLE BUILDERS LLC 8149 E. EVANS ROAD SUITE 8 SCOTTSDALE ARIZONA 85260

the angelina
luxury living



SES elec panel enclosure incorporated into the private yard fencing



4 side elevation



3 side elevation

BALCONY GUARD RAILS
PAINTED FIBER PANEL OR COMPOSITE
WOOD OVER STEEL ANGLE FRAME

5



SANDED STUCCO

SW 6243
Distance
Location Number: 224-C6

1

SW 7504
Keystone Gray
Metal / Exterior
Location Number: 243-C4

2

GARAGE DOORS

SW 9100
Umber Rust
Location Number: 202-C7

3

METAL TRIM AND STUCCO ACCENTS

SW 6005
Folkstone
Metal / Exterior
Location Number: 246-C5

4



2 private yard elevation



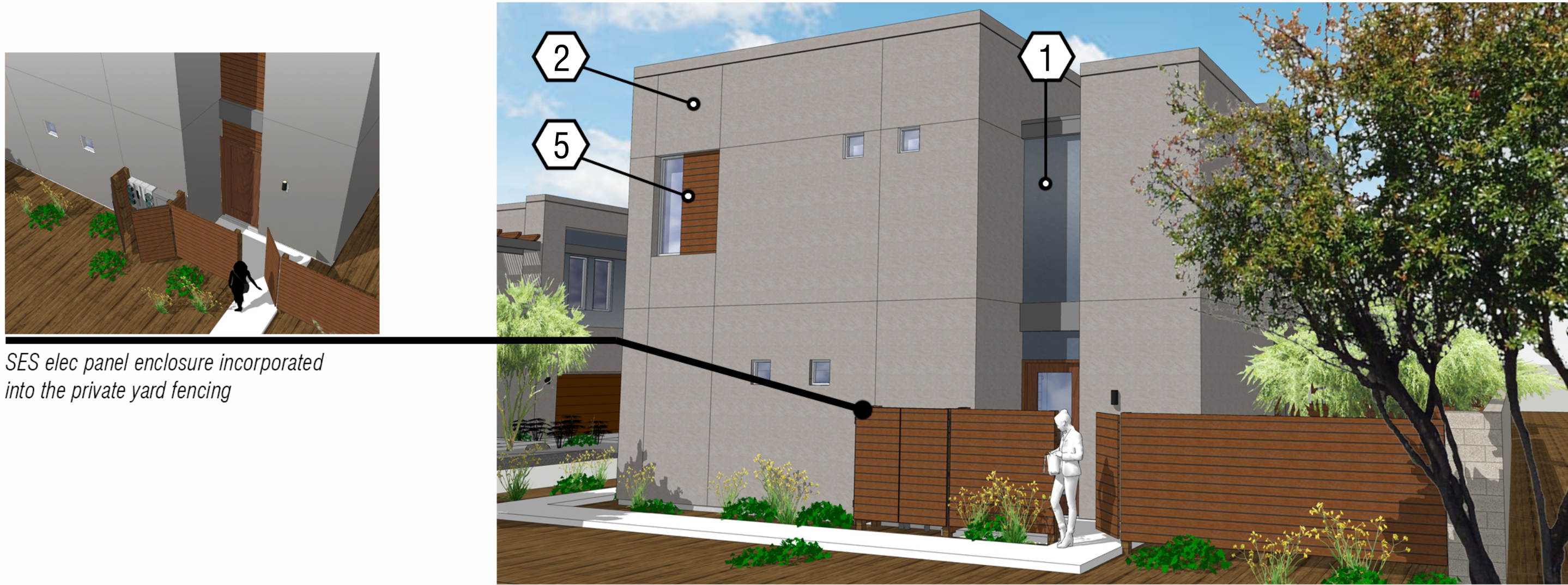
6 UNIT BUILDING TYPE A

1 front elevation

NOVEMBER 18 2022
2ND SITE PLAN SUBMITTAL

DYSART AND INDIAN SCHOOL 830 PLAZA CIRCLE LITCHFIELD PARK ARIZONA 85340
EARL & CURLEY 3101 N. CENTRAL AVENUE SUITE 1000 PHOENIX ARIZONA 85012
PORTER KYLE BUILDERS LLC 8149 E. EVANS ROAD SUITE 8 SCOTTSDALE ARIZONA 85260

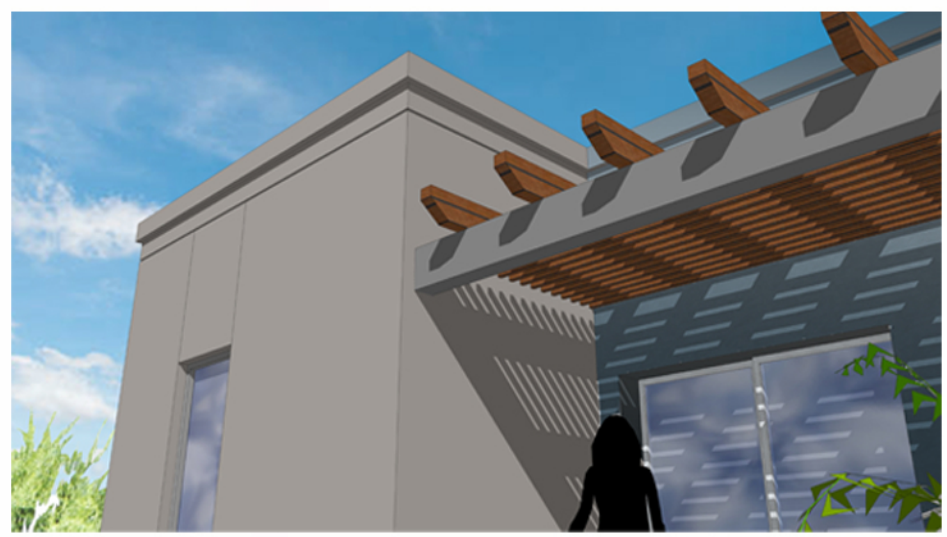
the angelina
luxury living



4 side elevation



3 side elevation



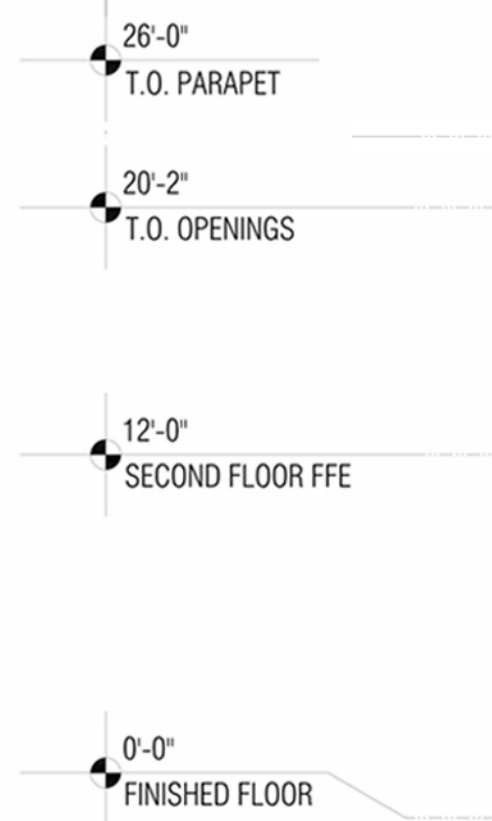
patio and window shade trellis



2 private yard elevation



Typical drive aisle view looking South



1 front elevation

6 UNIT BUILDING TYPE B

NOVEMBER 18 2022
2ND SITE PLAN SUBMITTAL

DYSART AND INDIAN SCHOOL 830 PLAZA CIRCLE LITCHFIELD PARK ARIZONA 85340
EARL & CURLEY 3101 N. CENTRAL AVENUE SUITE 1000 PHOENIX ARIZONA 85012
PORTER KYLE BUILDERS LLC 8149 E. EVANS ROAD SUITE 8 SCOTTSDALE ARIZONA 85260

the angelina
luxury living

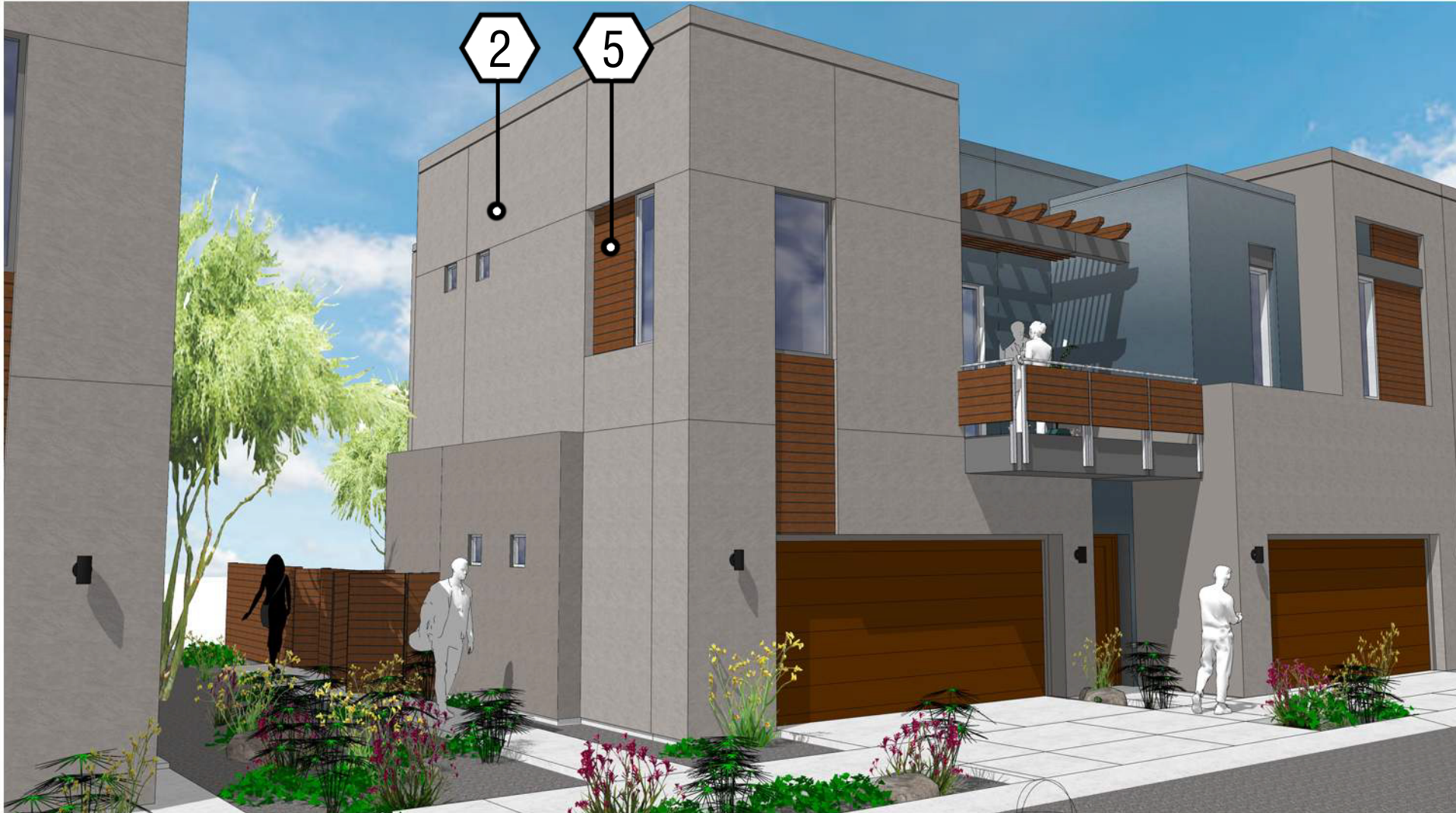


SANDIED STUCCO	
SW 6243 Distance	1
Location Number: 224-C6	
SW 7504 Keystone Gray	2
Interior / Exterior Location Number: 243-C4	

GARAGE DOORS	
SW 9100 Umber Rust	3
Location Number: 202-C7	

METAL TRIM AND STUCCO ACCENTS	
SW 6005 Folkstone	4
Window / Ceiling Location Number: 240-C6	

BALCONY GUARD RAILS	
PAINTED FIBER PANEL OR COMPOSITE WOOD OVER STEEL ANGLE FRAME	
5	



4 side elevation



SES elec panel enclosure incorporated into the private yard fencing



3 side elevation



typical recessed entry



patio and window shade trellis



2 private yard elevation

26'-0"	T.O. PARAPET
20'-2"	T.O. OPENINGS
12'-0"	SECOND FLOOR FIN
0'-0"	FINISHED FLOOR



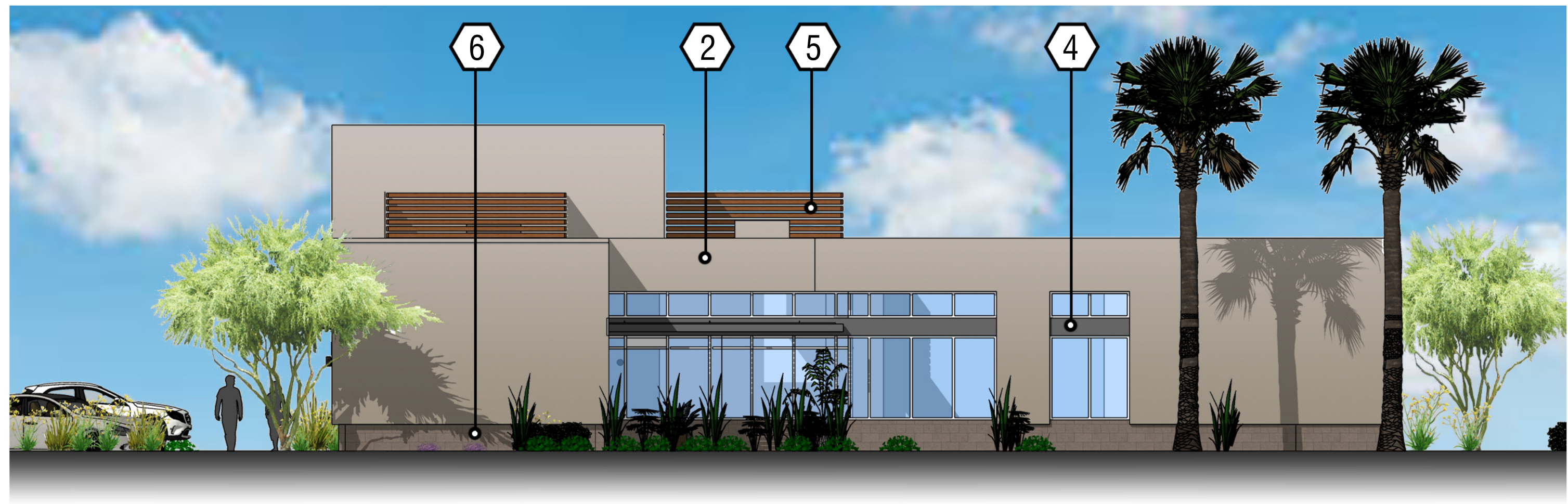
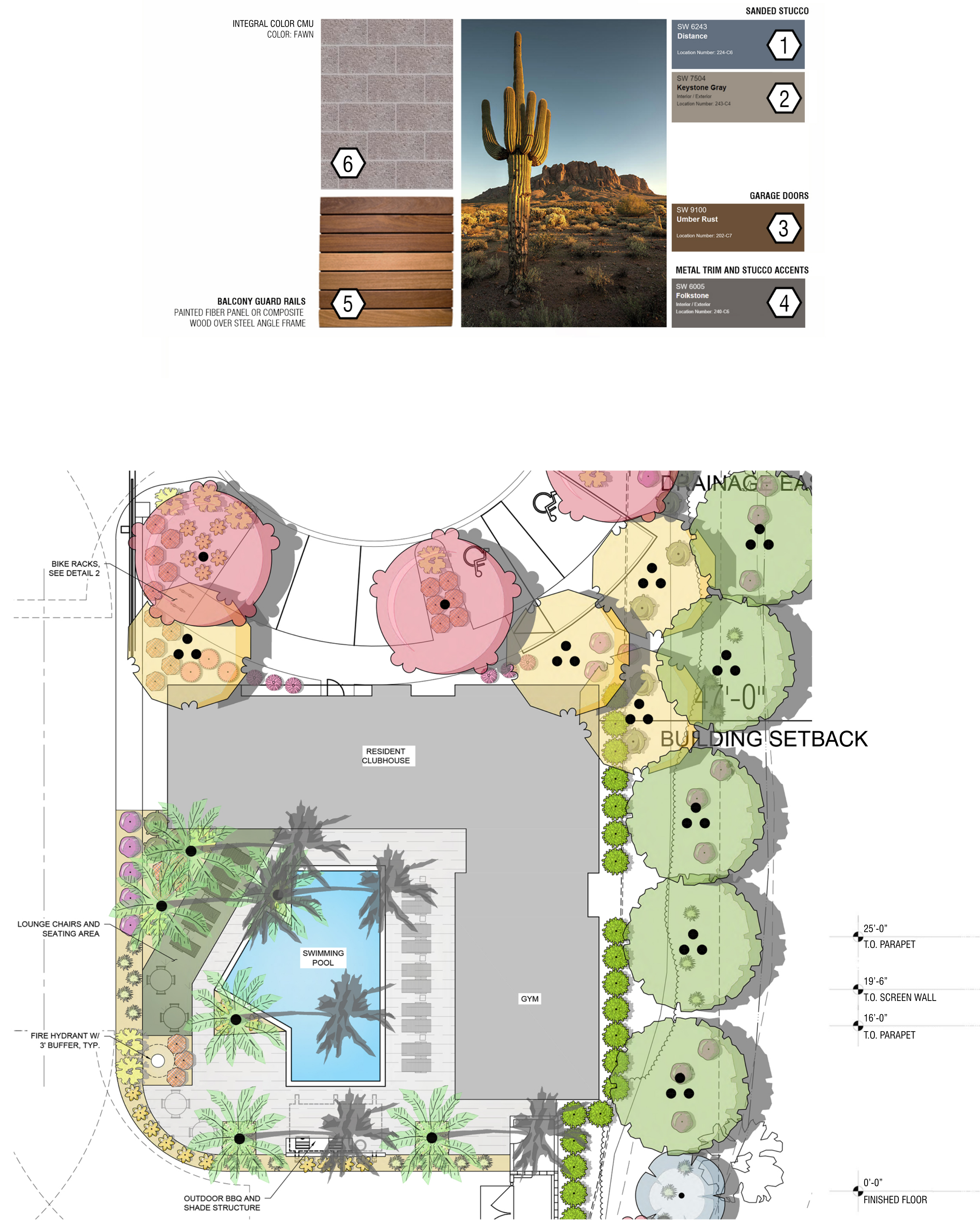
8 UNIT BUILDING

1 front elevation

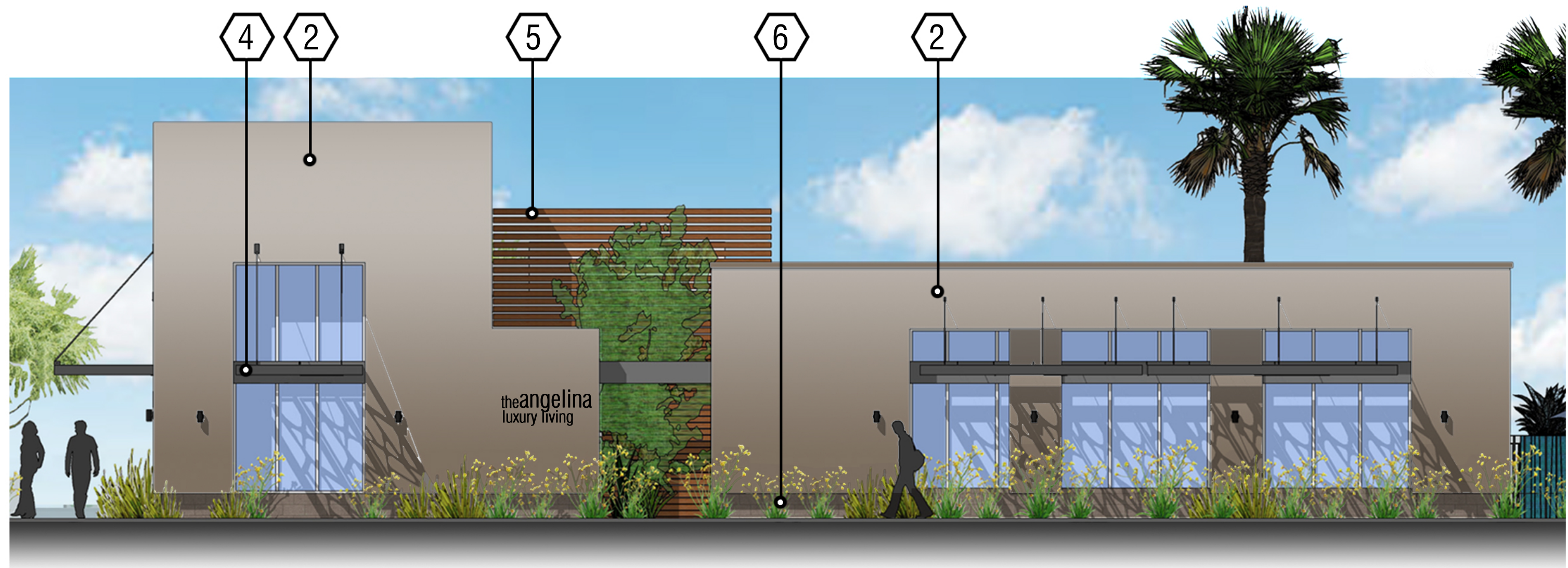
NOVEMBER 18 2022
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EARL & CURLEY 3101 N. CENTRAL AVENUE SUITE 1000 PHOENIX ARIZONA 85012
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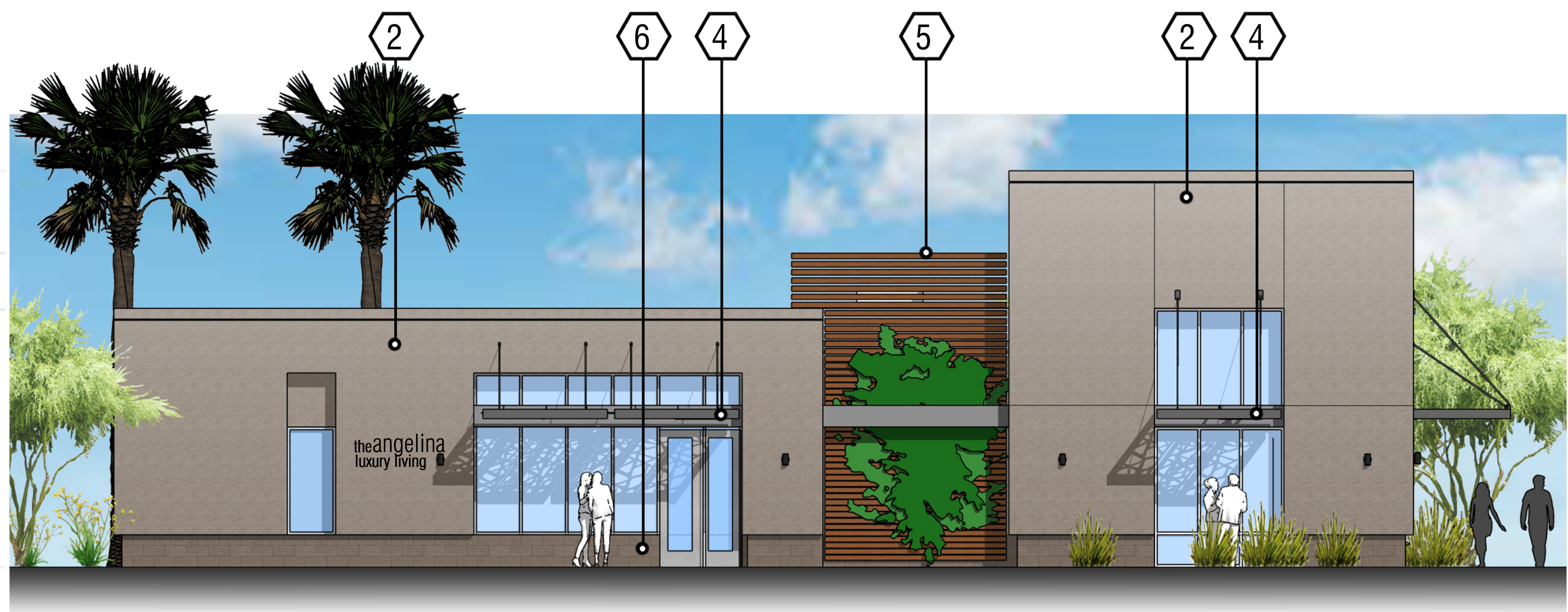
the angelina
luxury living



3 west elevation



2 north elevation



1 east elevation

CLUBHOUSE ELEVATIONS

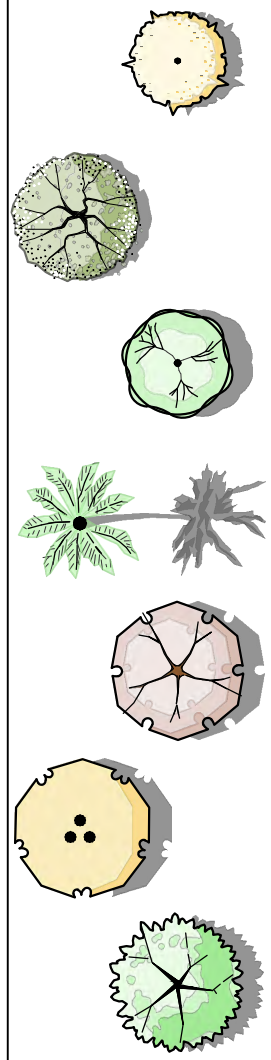
NOVEMBER 18 2022
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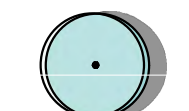
the angelina
luxury living

PLANT SCHEDULE COMPLETE SITE

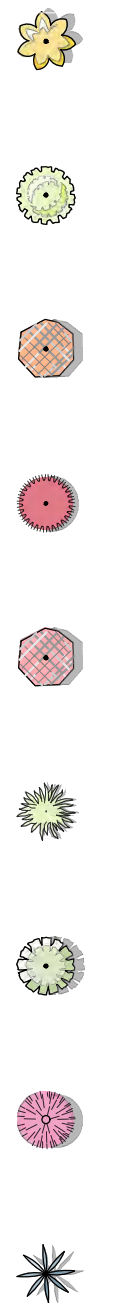
TREES



EXISTING



ACCENTS & GRASSES



GROUNDCOVER & SHRUBS



VINES



BOTANICAL / COMMON NAME

QTY	31	Caesalpinia cacalaco Cacalaco
QTY	24	Eucalyptus papuana Ghost Gum
QTY	161	Mariosousa willardiana Palo Blanco
QTY	11	Phoenix dactylifera Date Palm (male)
QTY	34	Pistacia x 'Red Push' Pistache
QTY	37	Tipuana tipu Tipu Tree
QTY	56	Ulmus parvifolia Chinese Elm
QTY	17	If existing Palo Verde trees are disturbed while undergrounding power, replace with Evergreen Elm. Tree
QTY	320	Aloe vera Medicinal Aloe
QTY	113	Asclepias subulata Desert Milkweed
QTY	119	Cortaderia selloana 'Pumila' Dwarf Pampas Grass
QTY	34	Hesperaloe funifera Giant Hesperaloe
QTY	85	Justicia californica Chuparosa
QTY	272	Muhlenbergia rigens Deer Grass
QTY	68	Nolina microcarpa Beargrass
QTY	51	Pedilanthus bracteatus Tail Slipper Plant
QTY	52	Yucca pallida Pale Yucca
QTY	36	Bougainvillea x 'Barbara Karst' Barbara Karst Bougainvillea
QTY	147	Dodonaea viscosa Hopseed Bush
QTY	177	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu Bush
QTY	72	Hesperaloe x 'Perlu' Pink Parade Red Yucca
QTY	122	Lantana montevidensis Purple Trailing Lantana
QTY	105	Larrea tridentata Creosote Bush
QTY	44	Portulacaria afra Elephant's Food
QTY	127	Ruellia peninsularis Desert Ruellia
QTY	83	Parthenocissus x 'Hacienda Creeper' Hacienda Creeper

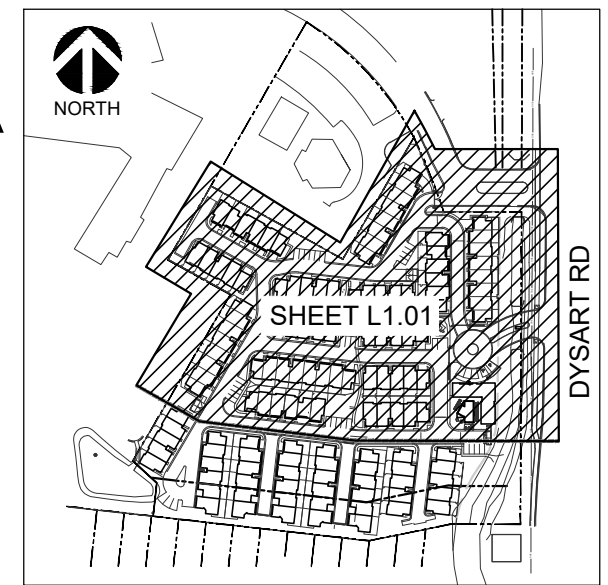
SYMBOL	Site Furnishings DESCRIPTION	QTY
	Anova INF48L10R 4' x 10' Recycled Plastic.	3
SYMBOL	32 Exterior Improvements DESCRIPTION	QTY
	Pool Deck Surfacing Per Architecture	1,712 sf
SYMBOL	Aggregate Surfacing DESCRIPTION	QTY
	Stamped Concrete Saw Cut	13,993 sf
	3/4\"/>	ALL LS AREAS

SYMBOL	Athletic and Recreational Surfacing DESCRIPTION	QTY
	Artificial Turf - Pioneer Darby	1,630 sf
	K9Grass Classic	1,193 sf
SYMBOL	Site Amenities DESCRIPTION	QTY
	Swimming Pool	767 sf

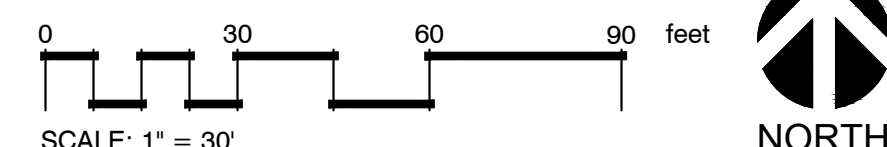
Exhibit G

THE ANGELINA

830 N PLAZA CIRCLE
LITCHFIELD PARK, AZ, 85340



SEE SHEET L1.02



WERK
WERK | Urban design
7620 E 2nd Street, Suite 1004
Scottsdale, AZ 85251
P: 480.425.8222
www.werkurbandesign.com

PORTER KYLE BUILDERS, LLC

REV	DESCRIPTION	DATE	APPR

PRELIMINARY LANDSCAPE PLAN

THE ANGELINA
PREPARED FOR
830 N PLAZA CIRCLE
LITCHFIELD PARK
ARIZONA

PROJECT No.
21035

SCALE (H): 1" = 30'
SCALE (V): NONE
DRAWN BY: JRS
DESIGN BY: JRS
CHECK BY: BAS
DATE: 11/18/2022

PAVED LANDSCAPE CONSTRUCTION
7020 N PLAZA CIRCLE
LITCHFIELD PARK, AZ 85340
ARIZONA, U.S.A.

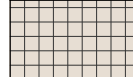
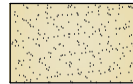
L1.01
3 OF 6 SHEETS

830 N PLAZA CIRCLE
LITCHFIELD PARK, AZ, 85340



TREES	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER	HEIGHT	WIDTH
	31	Caesalpinia cacalaco Cacalaco	24" Box	1.0"-1.5"	5.0'-8.0'	3.0'-4.0'
	24	Eucalyptus papuana Ghost Gum	24" Box	1.0"-1.5"	8.0'-10.0'	3.0'-4.0'
	161	Mariosousa willardiana Palo Blanco	24" Box	1.0"-1.5"	5.0'-8.0'	2.5'-3.5'
	11	Phoenix dactylifera Date Palm (male)	FG	12" CAL.	20' BROWN TRUNK HT	
	34	Pistacia x 'Red Push' Pistache	24" Box	1.0"-1.5"	7.0'-9.0'	2.5'-3.5'
	37	Tipuana tipu Tipu Tree	24" Box	1.0"-1.5"	7.0'-8.0'	3.0'-4.0'
	56	Ulmus parvifolia Chinese Elm	24" Box	1.0"-1.5"	7.0'-9.0'	3.0'-4.0'
EXISTING	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER	HEIGHT	WIDTH
	17	Tree Protect in Place	Existing If existing Palo Verde trees are disturbed while undergrounding power, replace with Evergreen Elm.			

ACCENTS & GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	GROUNDCOVER & SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	320	Aloe vera Medicinal Aloe	5 gal		36	Bougainvillea x 'Barbara Karst' Barbara Karst Bougainvillea	5 gal
	113	Asclepias subulata Desert Milkweed	5 gal		147	Dodonaea viscosa Hopseed Bush	5 gal
	119	Cortaderia selloana 'Pumila' Dwarf Pampas Grass	5 gal		177	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu Bush	5 gal
	34	Hesperaloe funifera Giant Hesperaloe	5 gal		72	Hesperaloe x 'Perfu' Pink Parade Red Yucca	5 gal
	85	Justicia californica Chuparosa	5 gal		122	Lantana montevidensis Purple Trailing Lantana	5 gal
	272	Muhlenbergia rigens Deer Grass	5 gal		105	Larrea tridentata Creosote Bush	5 gal
	68	Nolina microcarpa Beargrass	5 gal		44	Portulacaria afra Elephant's Food	5 gal
	51	Pedilanthus bracteatus Tall Slipper Plant	5 gal		127	Ruellia peninsularis Desert Ruellia	5 gal
	52	Yucca pallida Pale Yucca	5 gal	VINES	QTY	BOTANICAL / COMMON NAME	SIZE
					83	Parthenocissus x 'Hacienda Creeper'	5 gal

Site Furnishings		
<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>
--	BIKE RACK: Anova CIRCLE BRS2 Circle Stainless Steel Bike Rack, Surface Mount.	2
<u>SYMBOL</u>	<u>Site Furnishings DESCRIPTION</u>	<u>QTY</u>
	Anova INF48L10R 4' x 10' Recycled Plastic.	3
<u>SYMBOL</u>	<u>32 Exterior Improvements DESCRIPTION</u>	<u>QTY</u>
	Pool Deck Surfacing Per Architecture	1,712 sf
<u>SYMBOL</u>	<u>Aggregate Surfacing DESCRIPTION</u>	<u>QTY</u>
	Stamped Concrete Saw Cut	13,993 sf
	3/4" Screened / 2" Depth Color: Express Mahogany All Landscape Areas	ALL LS AREAS
<u>SYMBOL</u>	<u>Athletic and Recreational Surfacing DESCRIPTION</u>	<u>QTY</u>
	Artificial Turf - Pioneer Darby	1,630 sf
	K9Grass Classic	1,193 sf
<u>SYMBOL</u>	<u>Site Amenities DESCRIPTION</u>	<u>QTY</u>
	Swimming Pool	767 sf

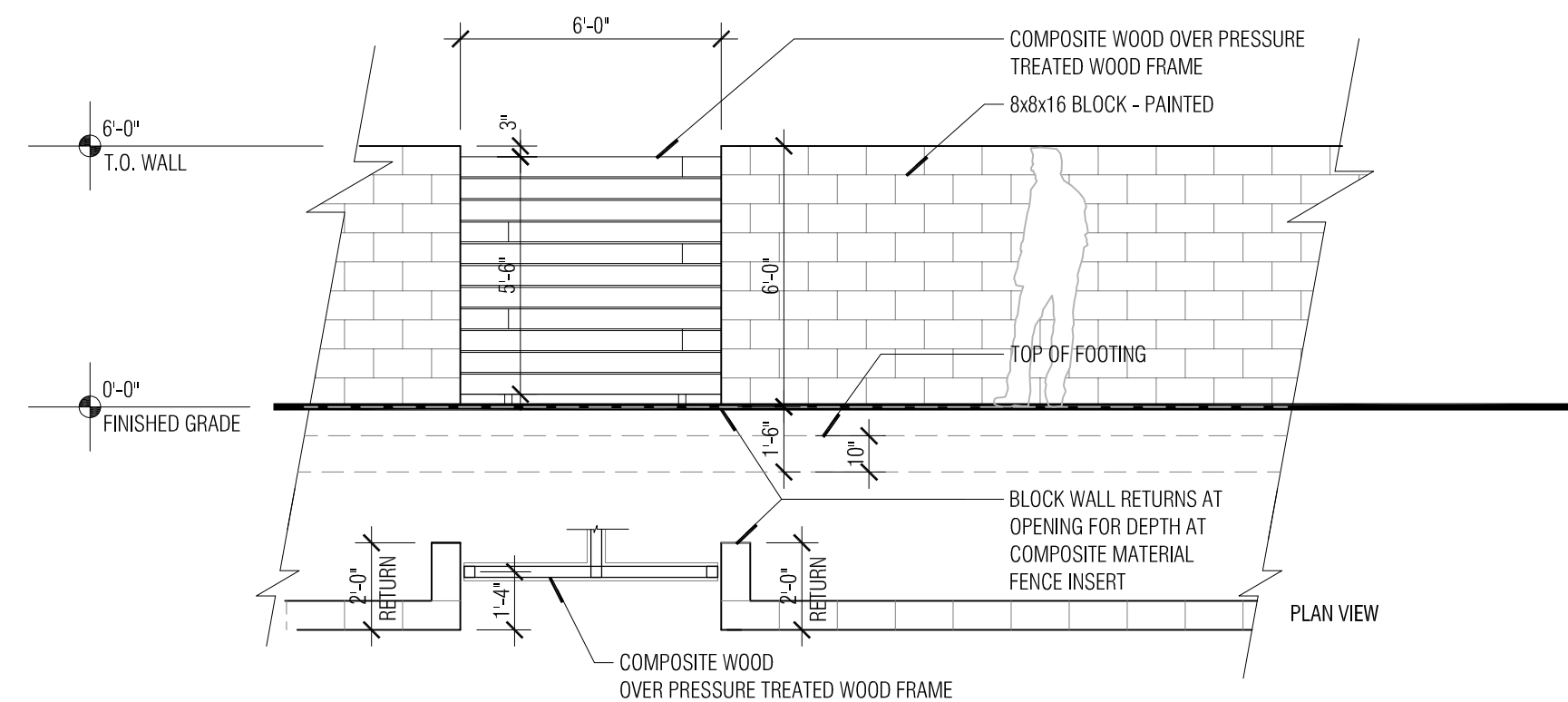
[illegible]

THE ANGELINA
PREPARED FOR
830 N PLAZA CIRCLE
LITCHFIELD PARK
ARIZONA

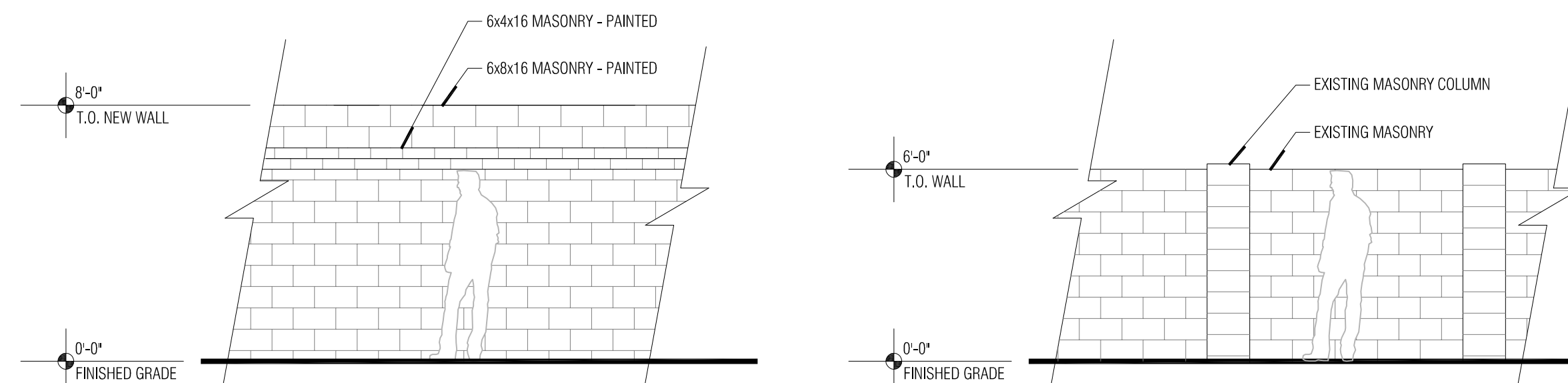
SCALE (H):	1" = 30'
SCALE (V):	NONE
DRAWN BY:	JRS
DESIGN BY:	JRS
CHECK BY	BAS
DATE:	11/18/2022



L1.02
4 OF 6 SHEETS

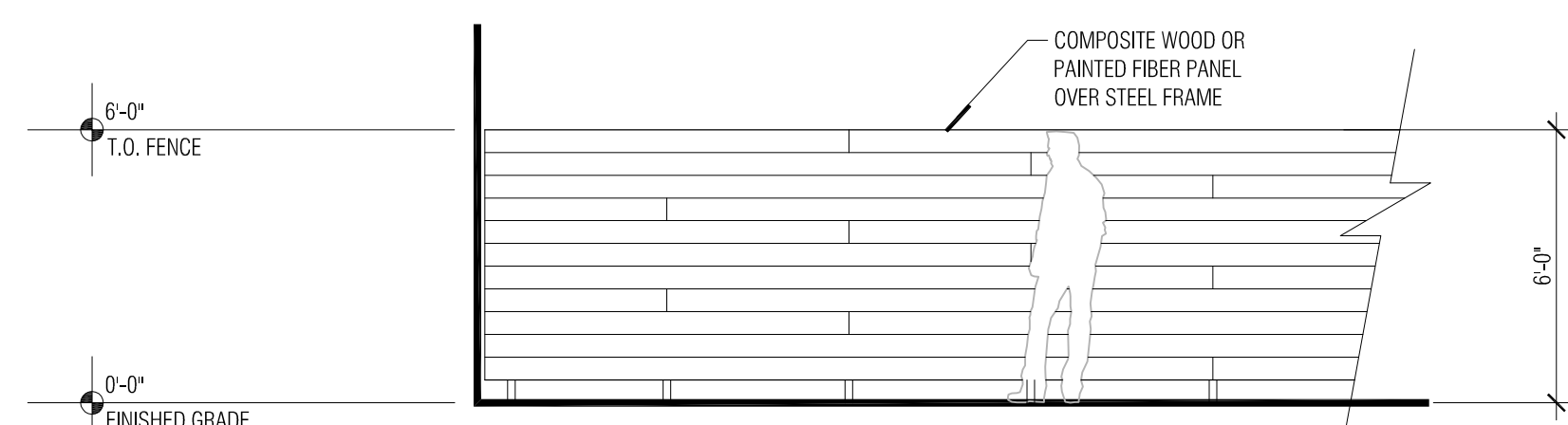


F masonry wall with offset wood panel 1/4" = 1'-0"

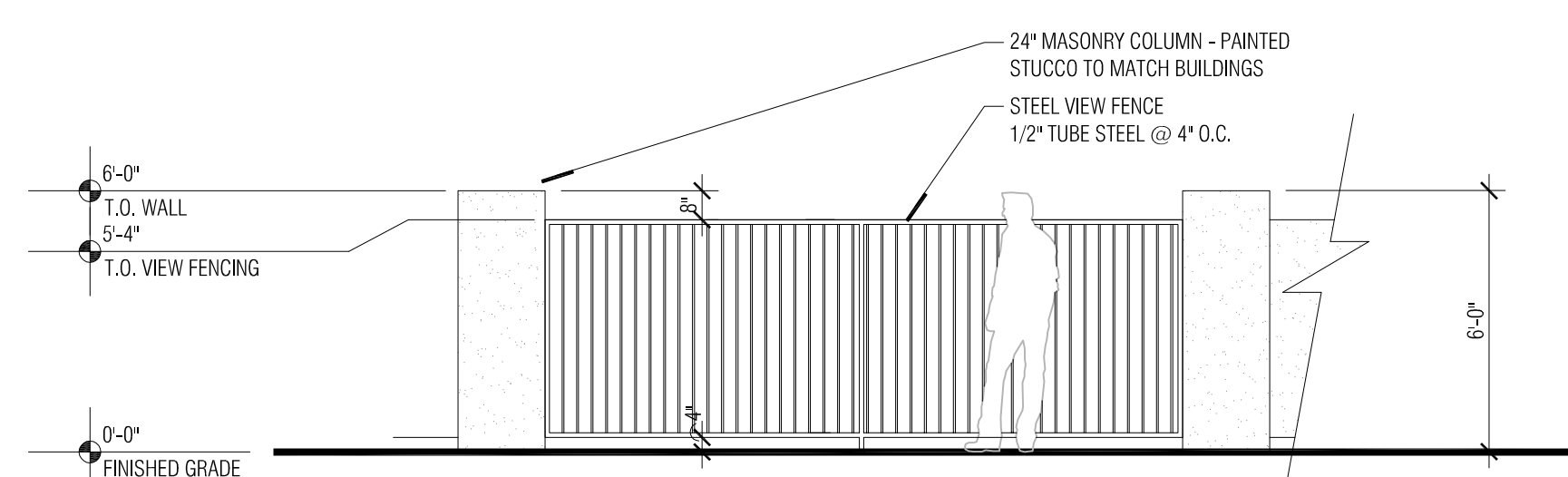


D new masonry wall 1/4" = 1'-0"

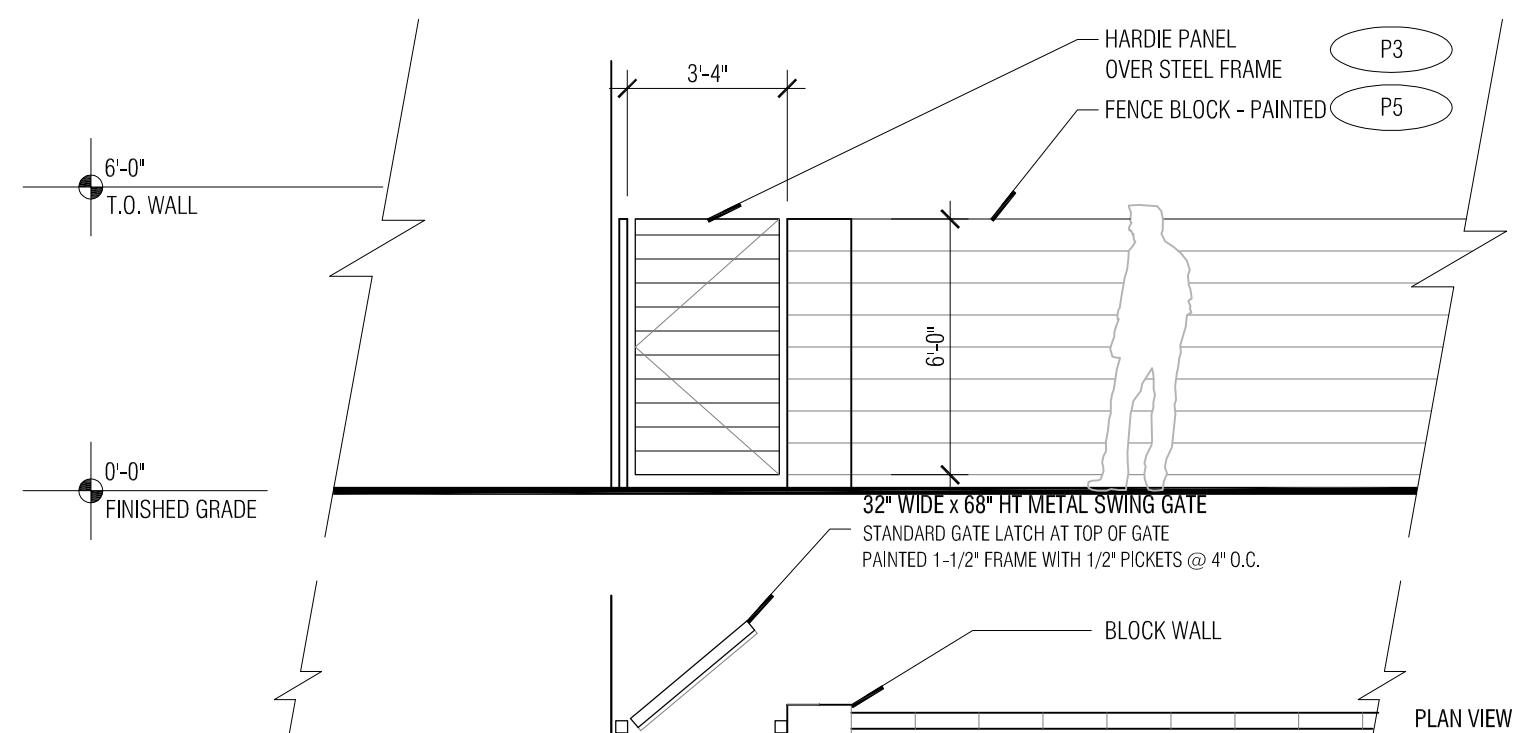
E exst perimeter wall 1/4" = 1'-0"



C private yard fencing 1/4" = 1'-0"



B view fencing 1/4" = 1'-0"



A private yards 1/4" = 1'-0"

**Porter Kyle / The Angelina
PAD- PL-22-0084
Minor GPA Amendment- PL-22-0085
Neighborhood Meeting
December 13, 2022**

The meeting was held on December 13, 2022, at Trinity Lutheran Church and School, 830 E Plaza Circle in Litchfield Park, to provide neighbors with information and answer questions regarding a proposed townhome development south of the southwest corner of Indian School Road & Dysart Road. The Open House format was selected to provide people with greater opportunities to ask questions and provide feedback and for the development team to have one-on-one conversations with more individuals. Members present from the development team were: Taylor Earl (Zoning Counsel), Brian Vaccaro (Planning Consultant), Jessica Sarkissian (Planning Consultant), and Mike Stephan (Developer). The members of the development team positioned themselves around the room and answered questions from participants and presented on the various boards that were displayed around the room. The meeting started at 6:00pm and lasted until about 7:15pm.

See pictures below showing the room layout and engagement:



Positive comments we heard from the crowd:

From adjacent single-family homeowner- “This is preferable to having two story homes in my backyard.”

Homeowner said-“The dumping of trash occurs on this property.”

Homeowner said- “May I take pictures of the boards to show my neighbor who wasn’t able to attend? She’ll also be excited that these are high-end townhomes.”

From multiple homeowners/neighbors: “Knowing that these are upscale townhomes makes me feel much better about the project.”

Many neighbors commented their appreciation for the landscape buffer, single-story buffer, lack of windows facing south, and orientation of balconies being east and west will ensure privacy for the southern neighbors.

Multiple residents within the Dysart Ranch community mentioned that south of Osborn can get dicey and were relieved that a quality product was coming in north of Osborn.

A summary of questions that were asked and the answers provided are as follows:

Question: How many units overall?

Answer: 130

Question: What city will this reside in?

Answer: The address will say Litchfield Park, but will be within City of Avondale.

Question: What will the heights be up against the community boundary?

Answer: We have restricted the units within 70 feet to single story. When the 2-story units do start, there are limited windows on those elevations. Additionally, we have put in a heavy amount of landscaping to mitigate any views. If this were developed with single family homes, and 2-story homes were developed, you would have 2-story views looking down at a much closer distance, perhaps as small as 20 feet.

Question: How will people get out of the project?

Answer: There will be a traffic signal at our entrance that will allow full movement and to which we are contributing as part of our development.

Question: How does our subdivision benefit from this?

Answer: Several benefits were identified, including:

- The improvement of the wash along Dysart
- A significant reduction in noise coming from the adjacent arterials
- Greater security – currently the lot is open to anyone who can come up to the back wall. We will be building a gated project.
- Something will eventually be built here. If it is commercial, that would be a greater negative impact to neighbors adjacent. If it were even just single-family homes, there could be greater 2-story views into the backyard. Additionally, if people try to sell their homes, buyers may speculate negatively about what could be built on the vacant lot. By providing an attractive, secure, and quality development, it answers that question and eliminates negative speculation that could lead to harmed property values.

Question: What school districts are these?

Answer: Litchfield Elementary School District and Agua Fria Union High School District. Both have indicated that they have sufficient capacity.

Question: Will there be so many cars that it will be difficult for people to leave in the morning onto Dysart?

Answer: We are projecting 49 existing trips in the A.M. peak hour. That averages to less than 1 per minute. That includes people turning north and people turning south. With the signal, it should not be a problem. People will queue at the signal and should be able to not have an issue when exiting.

Question: When you say luxury, what does luxury mean? Because a lot of different projects use that title.

Answer: It has to do with the building architecture, the interior finishes, and the common amenities. Here, our interior finishes include 10-foot ceilings and stainless-steel appliances. Other boards provided the responses on our amenities and our enhanced exterior elevations. The common amenities include clubhouse, pool,

garages, gym, co-working space, balconies, and private yards that have trees, BBQ's, artificial grass, and open space.

Question: Was the project to the east approved and what does it contain?

Answer: Yes, it was approved. It contains a mixture of commercial and multifamily.

Question: So, there will be another traffic signal south of the traffic signal at Indian School?

Answer: Yes. This was mostly triggered by the approval of the project to the east of us. But when we came in, the City required us to change our driveway location to align with the traffic signal and to contribute to the cost of the traffic signal, which we have done. We lost units in the process, but it will be a benefit to our community that will allow our residents to have a left turn in and a left turn out, among other movements.

Question: Would you be willing to provide us with information?

Answer: Yes, you can contact us through email, and we will provide you with additional information.

Question: Could we put together something to send out to the Homeowners Association?

Answer: Yes, we would be happy to work with you on that. We would also be happy to come and present at an HOA meeting or to have a one-on-one Zoom meeting with the HOA President (who could not be in attendance, but whose wife was there and was relaying information to him on the phone).

Question: Do you know how it will slope?

Answer: We are not that far along yet with the technical design that we can answer that question.

Question: Will this be for sale or for rent?

Answer: It's too early to tell. We are about three years out from anybody actually living here. If it were to go to market tomorrow, it would probably have to be rental because you couldn't sell in this market. However, we will be placing a condo plat on the project so that it can be sold. Ultimately, this is a market driven decision.

Question: What will the maturity of the trees be?

Answer: It is important to balance the trees that get planted. If we plant them too mature, then they have spent too much time growing in a box and they do not do as well over time. But we don't want to plant them too small, either. So, it will be somewhere in the middle.

Question: What is the price point for these townhouses?

Answer: We don't have a price point as we must await market conditions once built, however these will be priced accordingly as luxury townhomes.

Question: Where is the parking for the residents?

Answer: Instead of a sea of cars in a lot, residents have garages. Also, each garage will have electric vehicle charging capabilities. Also, guest spaces will be provided accordingly.

Question: What is the width of the drive aisle?

Answer: We can confirm, but in the range of 20-30'. We will have further details as we go through the site planning process.

Question: What is the design of the commercial to the east?

Answer: We don't have their plans present, but we know there will be a mixture of commercial and residential.

Question: Will this cause more traffic than retail?

Answer: No, the 130 units creates less traffic than commercial properties.

Question: Will this be a gated community?

Answer: Yes, this will be a gated community.

Question: How many points of access are there?

Answer: There's an ingress/egress at Dysart and an egress only at Plaza Circle. We changed our driveway access which resulted in a loss of units but aligning with the signal is better for the community.

Question: What is being done to protect the privacy for neighbors to the south along Fairmont Avenue?

Answer: First and foremost, the builder/developer (Porter Kyle) has limited the units closest to the residents to single story to limit views into the backyards. The two-story units are 70' from the property line which limits the views. Second, the units face east and west which creates a buffer between our yards and neighboring yards to the south. Also, an east and west orientation ensures primary views will never be towards the houses to the south. Third, ample landscaping along the southern property line including fast growing trees with expansive canopies are planned to shield views. Fourth, there are minimal windows on the southern walls of the units which limit views to the neighbors to the south. Lastly, we can expect tight controls regarding compliance with community standards.

Question: What about traffic along Dysart?

Answer: While any development will increase traffic to some extent, we have submitted estimated traffic counts with the City of Avondale and they have not provided any concerns to date. Additionally, we worked with the City of Avondale to align and contribute towards the signal to the east of Dysart.

Question: When will the townhouses be finished?

Answer: We must first go through the public hearing process, secure building permits, and then begin a single-phase construction anticipated to be completed by the end of 2023 or the beginning of 2024.

Question: Is the developer local?

Answer: Yes, Mike Stephen of Porter Kyle is from the Valley and has multiple projects throughout the Valley.

Question: What is being proposed on the southwestern hard corner of Dysart and Indian School?

Answer: A different developer is working to obtain a Conditional Use Permit to allow a car wash, fast food restaurant, and retail on the vacant parcel.



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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

Project: Avondale Luxury Living Project Manager: Ann Dolmage
 Request: PAD and GPA Amendment to allow Multi-Family Acreage/Parcel Size: 7.41
 Current Density Allowed: _____ Density Proposed: 15.5 du/acre
 Total number of residential units proposed: 130

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

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

Yes X No _____

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

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

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

If answered yes, please explain below:

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

Date Reviewed: 12/8/2022

School District: Litchfield Elementary School District No. 79

District Superintendent: Jodi Gunning

Phone #: 623-535-6017

E-mail: gunning@lesd.k12.az.us

Signature: 

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

Development Services Department

11465 W. Civic Center Drive, #110, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010
<https://www.avondaleaz.gov/government/departments/development-engineering-services>



Aspiring. Achieving. Accelerating.

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Yes ☒ No ☐

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

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

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

If answered yes, please explain below:

THE DISTRICT REQUESTS A DEVELOPER AGREEMENT TO HELP
WITH GROWTH (ONLY FOR ANY NON SENIOR UNITS)
RESTRICTED

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

Date Reviewed: 12/9/22
School District: AQUA FRIA
District Superintendent: MARK YSGAS
Phone #: 623 932 7000
E-mail: THUFFMAN@AQUAFRIA.ORG
Signature: [Signature]

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

Development Services Department

11465 W. Civic Center Drive, #110, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010
<https://www.avondaleaz.gov/government/departments/development-engineering-services>



AGENDA ITEM REPORT

SUBJECT: Angelina Luxury Living - Minor General Plan Amendment - Application PL-22-0085

MEETING DATE: 3/15/2023

TO: Planning Commission

FROM: Ann Dolmage, Senior Planner

THROUGH: Jodie Novak, Director of Development Services

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Mr. Taylor Earl of Earl & Curley, on behalf of Trinity Lutheran Church of Litchfield Park, for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Angelina Luxury Living, a proposed 8.4-acre site located south of the southwest corner of Indian School Road and Dysart Road. If approved, the proposed Minor General Plan Amendment will amend the General Plan 2030 Land Use Map designation for the site from Medium Density Residential and Local Commercial to High Density Residential. The Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:

This proposed request involves a portion of an approximately 20.5-acre parcel owned by Trinity Lutheran Church of Litchfield Park. The full parcel is located south and west of the southwest corner of Indian School Road and Dysart Road. The 8.4-acre portion affected by this request is on the east side of the full parcel, immediately adjacent to Dysart Road (Exhibit A).

The site is designated by the General Plan 2030 Land Use Map as a combination of Medium Density Residential (eastern and southern portion of the site) and Local Commercial (northern and western portion of the site). The Medium Density Residential (MDR) designation is intended for residential uses with a density of 2.5 to 4 units per acre (with a target density of 2.5 units per acre) and associated uses such as churches and parks. The Local Commercial (LC) designation is intended for uses that fulfill the daily needs of the surrounding residents for goods and services. Typical uses in the Local Commercial designation could include grocery stores and other retail businesses, gas stations, medical uses, and professional services.

The applicant proposes to amend the General Plan's land use designations on the 8.4-acre site from Medium Density Residential (MDR) and Local Commercial (LC) to High Density Residential (HDR) to facilitate the development of a 130-unit, for-rent townhome complex.

The existing uses and zoning of surrounding properties include:

NORTH: Zoned Palm Valley Planned Area Development (PAD); General Plan is Local Commercial. One property on the south side of Plaza Circle is developed with Litchfield Park First Baptist Church. A property on the north side of Plaza Circle (at the immediate southwest corner of Indian School and Dysart) is currently vacant but has a pending Conditional Use Permit application for a car wash, as well as a Site Plan and Design

Review application for the car wash and additional retail/restaurant uses.

EAST: Zoned Palm Valley PAD and Ascend PAD; General Plan Designations are Public/Civic, Local Commercial, and Mixed Use. An existing Liberty Utilities well water treatment facility is located at the immediate southeast corner of Indian School and Dysart, and a self-storage facility is located immediately east of that. An approximately 40-acre site is currently vacant and zoned for an approximately 432-unit multi-family residential apartment development, a 125-unit townhome development, and commercial parcels as part of the Ascend PAD zoning.

SOUTH: Zoned Palm Valley PAD; General Plan Designation is Medium Density Residential. Land use is a single-family residential development (Dysart Ranch).

WEST: Zoned Palm Valley PAD; General Plan Designations are Local Commercial and Medium Density Residential. Land uses include Trinity Lutheran Church to the direct west of the project site and a single-family residential neighborhood beyond the church.

DISCUSSION:

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 subject property from a combination of Medium Density Residential (MDR) and Local Commercial (LC) to High Density Residential (HDR), to facilitate the development of a 130-unit townhome complex. The HDR designation is intended for developments containing densities between 12 and 30 dwelling units per acre. Units in the HDR designation may include apartments, townhomes, condominiums, or patio homes, and may have limited private outdoor space and rely on shared or common open space for recreation. They may have direct access to open space, transit, or other multi-modal amenities.

A Rezone request (PL-22-0084) is running concurrently with this GPA request and will change the site's zoning from Palm Valley PAD to Angelina Luxury Living PAD, with an underlying Multi-Family Residential (R-4) zoning district. Approval of this GPA request is required for the rezoning to be approved, and the two requests are scheduled for the same Planning Commission and City Council meetings. The proposed Angelina Luxury Living development plan incorporates design measures and development standards for the R-4 zoning district with some deviations as described in the Rezone narrative. The development will provide for efficient on-site and off-site circulation, ample parking, and private and common space with a range of amenities.

To implement the project as planned, a Re-Plat will be necessary to separate the 8.4-acre development site from the larger 20.5-acre parcel owned by Trinity Lutheran. As of the date of this report, an application has not been submitted for the Re-Plat. Once the application is submitted and reviewed by staff, the Re-Plat will be brought to City Council on a consent agenda for approval.

PUBLIC PARTICIPATION:

A Neighborhood Meeting was held on December 13, 2022, to discuss the proposal with neighboring property owners and other interested parties. All notices of the meeting were completed as required and met notification requirements.

The meeting was held at Trinity Lutheran Church. Twenty-one people attended the meeting, in addition to City staff and the applicant's team. Topics of discussion included the design quality of the proposed units, on-site amenities (including perimeter landscaping, parking, and entry gates), impacts on traffic, and anticipated street improvements (such as a traffic signal at the Dysart Road entrance to the development). Some attendees identified themselves as residents of the neighboring Dysart Ranch and were concerned about pass-through traffic in their neighborhood. The applicant noted that vehicular access to the development would be via a driveway on Dysart Road and a secondary exit-only gate on Plaza Circle (as described later in this report). No direct access to the development site will be provided from the adjoining single-family neighborhood.

As of the writing of this staff report, one phone call has been received about the project. The caller conveyed they own two residential properties in the project vicinity and expressed concerns about noise and density.

Staff informed the inquirer that their concern would be relayed to the two hearing boards.

Additionally, three anonymous comments were received through the City's online public engagement platform. Two of the three comments expressed approval for the project, though only one provided a specific reason, which was that they considered it a good use of space. The third comment was from an attendee of the neighborhood meeting who was opposed to the project, citing reasons such as density, traffic concerns (especially along Plaza Circle), and skepticism about the quality of the townhomes.

ANALYSIS:

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

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

The proposed amendment will allow the property to be rezoned to accommodate a for-rent townhome development, furthering the goal of the General Plan to attract a diverse range of residential products. Per the companion Rezone request (PL-22-0084), the proposed townhomes would consist of one-story and two-story buildings that would not exceed 26 feet in height, comparable to a two-story single-family residence, and well below the 45-foot height limit typically applied to the R-4 zone.

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

The majority of the 20.5-acre parcel currently owned by Trinity Lutheran Church falls within the Local Commercial land use designation of the 2030 Plan, with a relatively small portion at the east end of the property falling within the MDR designation. Due to its size, the development of the MDR portion with its intended use would be difficult. The proposed Minor GPA would enable the development of townhomes on an 8.4-acre portion of the church parcel. Currently, townhomes are not well-represented in Avondale's housing stock, but they combine certain benefits of single-family homes (private garages and yards) with other benefits of multi-family developments (community amenities and less maintenance responsibility for individual residents). The Minor GPA will introduce a high-density residential use as a buffer between the commercial zoning to the north and west and the single-family neighborhood to the south, softening what would otherwise be a sharp transition from commercial to single-family.

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

The townhome development site is currently undeveloped and will be separated from the larger church property via a Re-Plat process, to be completed after approval of this General Plan Amendment and the companion Rezone. The introduction of a high density residential townhome development to this site will buffer an existing single-family residential neighborhood (Dysart Ranch) from potentially more intensive commercial uses to the north. The amendment will not require larger and more expensive infrastructure improvements beyond what would already be expected for this property and its current designation. A new driveway entrance to the project site will be constructed on Dysart Road, to align with the planned driveway to the Ascend residential and commercial mixed-use development to the east across Dysart Road, and a stipulation is proposed for the companion Rezone request (PL-22-0084) to require the applicant to pay a share toward the installation of a traffic signal at this entrance.

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

The amendment will further Housing Element Goal #2 by championing the development of a housing type that currently is not common in Avondale. The project design has been reviewed for conformance with the Multi-Family Residential Design Manual and the R-4 standards in the Zoning Ordinance (with deviations as described in the Rezone request). The proposed buildings will utilize a neutral, desert-themed color palette, and landscape setbacks along the east and south sides of the project site (adjacent to Dysart Road and Dysart

Ranch, respectively) will meet or exceed the minimum widths for multi-family residential zoning.

DISCUSSION:

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

STRATEGIC PLAN:

STRATEGIC OUTCOME: Creative and Sustainable Community Development.

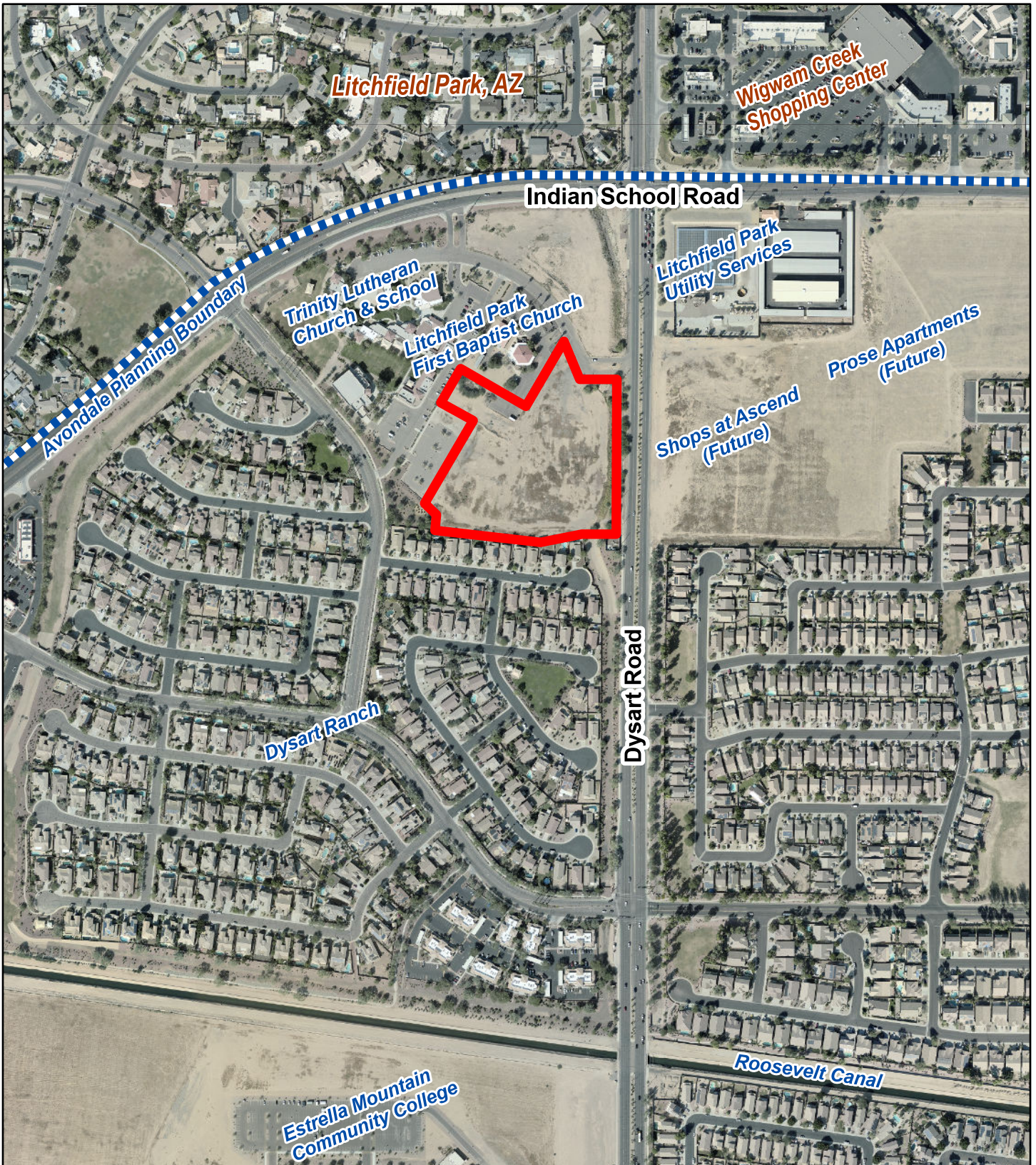
STRATEGY: Develop diverse housing options, to include housing that is affordable to workers and close to their jobs.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-22-0085 Angelina Luxury Living, a request for a Minor Amendment to the General Plan 2030 Land Use Map, changing the land use designation of the subject property from Medium Density Residential and Local Commercial to High Density Residential.



Aerial Map

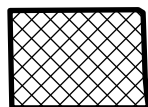


Subject Property



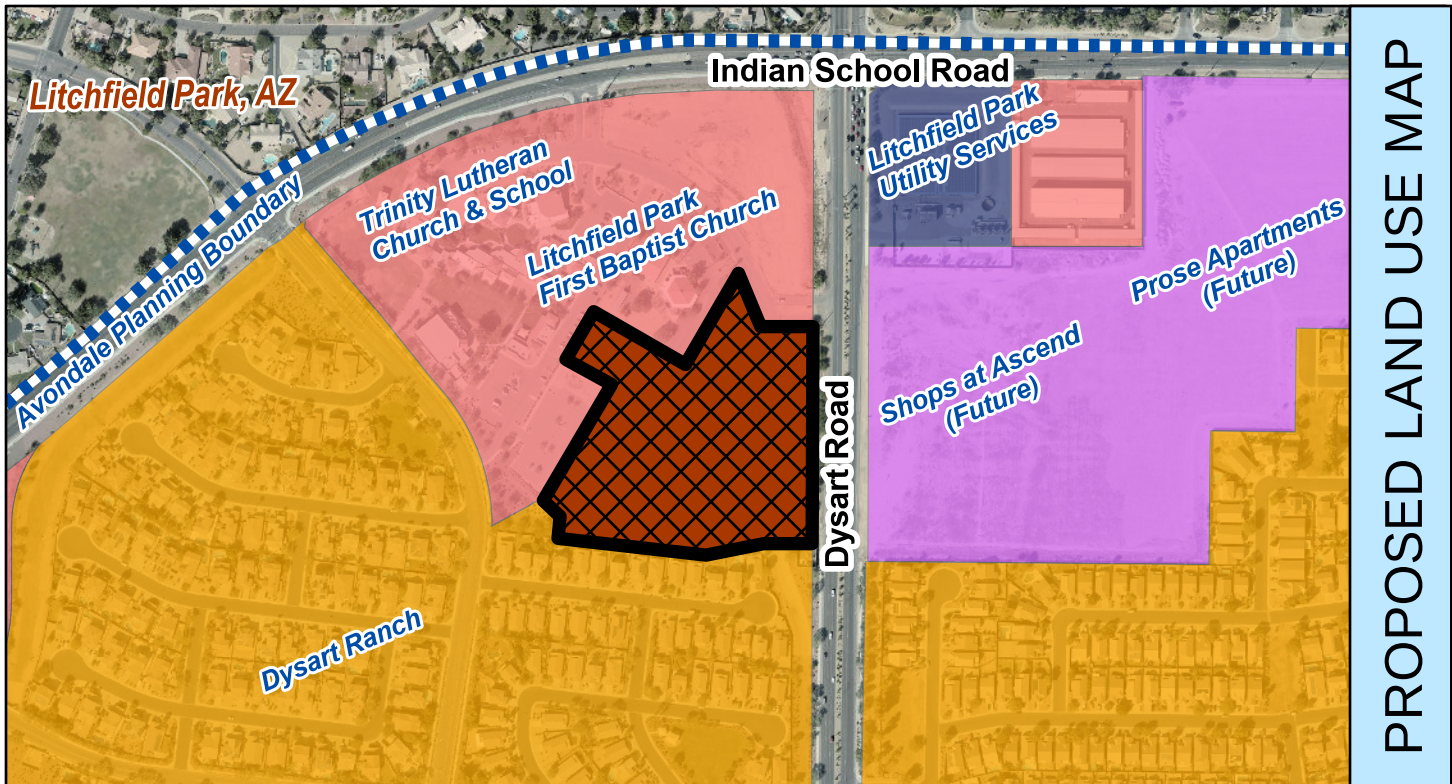
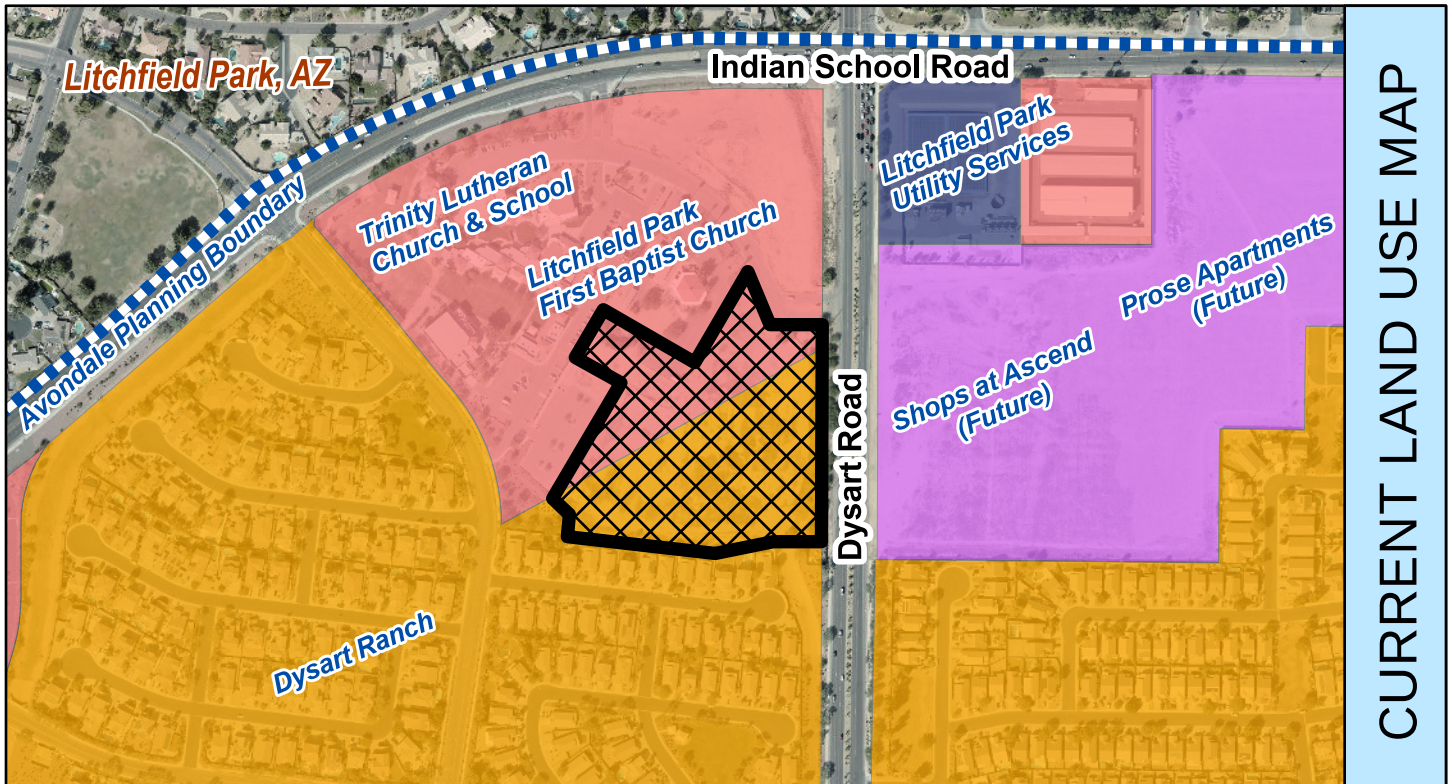


Zoning Vicinity



Subject Property

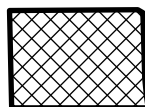




General Plan Land Use



- Local Commercial
- Medium Density Residential
- High Density Residential
- Mixed Use
- Public / Civic



Subject Property

Project Narrative

The Angelina Minor General Plan Amendment and PAD Amendment

Angelina Luxury Townhome Project
South of the SWC Indian School Road and Dysart Road

Originally Submitted: March 8, 2022

Resubmitted: **January 3, 2023**

PAD - PL-22-0084

Minor GPA Amendment- PL-22-0085

Developer:

Porter Kyle
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PORTER KYLE
multifamily developers & builders

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Introduction

This Project Narrative is provided in support of a minor General Plan Amendment and a PAD Zoning request for a vacant 8.40-acre (net) property south of the southwest corner of Indian School Road and Dysart Road (the “Property”). The Property currently has two General Plan designations on site. This proposal requests to modify the designations from Medium Density Residential and Local Commercial to “High Density Residential.” This request also seeks to rezone the property to “The Angelina PAD” designation with High Density Residential (with underlying R-4 zoning) to allow the development of a 130-unit luxury residential community.

The developer is Porter Kyle, a Scottsdale-based developer with a well-earned reputation for creating high-end residential communities throughout the Valley. Designed by award winning architects, the new luxury townhomes live more like a single-family home compared to a traditional apartment building.

Site Background

As stated earlier, the site is located south of the southwest corner of Indian School Road and Dysart Road, just 2 miles north of the I-10 freeway. The site is a challenging parcel with an odd shape that is currently vacant and part of a larger parcel that contains a church and school, which are not affiliated with this application. See aerial below with the application area outlined in red.



General Plan Amendment (Minor)

As stated above, Porter Kyle is proposing a high-end residential community that will assist the city in its development of diverse housing and add density to support the City's employment and commercial developments. Rather than develop at the edge of the city, we are developing in the heart of the city. Developing in the heart of the city contributes to much needed housing stock as an infill project furthering the goals of the city to promote and provide density in the city center. The Angelina will be a premium community for the city and will provide benefits to the immediate neighborhood and to the surrounding area. This community will not only bring higher income individuals to support the neighboring services and commercial, but it will also be an architecturally pleasing addition to the neighborhood. Due to the size of the property, only a Minor Amendment is required and sought.

The city needs density in appropriate areas with appropriate designs to support its employment and its retail. We believe this site is very appropriate for this development and that the high-quality design is what the city encourages and expects.

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

The existing General Plan Land Use Designation on the property is split. The northern half of the property is designated as Local Commercial which allows for low-intensity commercial developments such as small to moderate scaled professional office buildings. The southern half is designated as Medium Density Residential (MDR), which allows for a density of 2.5-4 dwelling units per acre.

The map to the right depicts the existing General Plan Land Use designation.



EXISTING GENERAL PLAN DESIGNATION

The proposed designation for the Property is High Density Residential (HDR), as depicted on the map to the right. The High-Density Residential designation allows for densities of up to 30 dwelling units per acre. Our proposal is 15.5 dwelling units per acre and would conform to the proposed general plan designation. While this does alter



PROPOSED GENERAL PLAN DESIGNATION

the land use patterns, it does not do so negatively. Having split land uses on an irregularly shaped parcel that is under 9 acres would be tough for any owner or developer. Having a mixed-use project with commercial to the north and single family to the south would be nearly impossible due to the size limitations and shape of the parcel. Fortunately, there is adequate existing commercial on the northeast corner of Dysart Road and Indian School Road that is approximately 17 acres and consists of an anchor grocery store, a gas/convenience store, a bank, auto parts store, a fitness studio, various service retail establishments and 8 restaurants. Additionally, Avondale recently annexed properties at El Mirage and Indian School and the General Plan now calls for commercial on all four corners which provides plenty of commercial offerings. Furthermore, just east of the proposed Ascend project (approximately ½ mile away) there is additional commercial that consists of professional and medical offices, auto parts store, and two more restaurants. Lastly, the Ascend project directly to our east will include 9.63 acres of commercial uses which is larger than the entire Angelina project. The existing commercial along Indian School along with the future commercial from the Ascend project offers ample commercial in the area ensuring that our minor GPA is not negatively impacting the change from Commercial to High Density Residential. As mentioned above, the site includes split land use designations, and the southern portion is medium-density residential. Again, the shape and small acreage would make it nearly impossible for a single-family developer to place a development of high quality on the site. If you look at an aerial of the surrounding area, it's evident that there is ample single-family residential. Most parcels that are undeveloped are either PAD/Commercial, Estrella Mountain Community College, public parks, or industrial uses and the Agua Fria River to the east. With the amount of commercial nearby, the limited size and shape constraints, and sufficient existing single family residential, altering the land use to High Density Residential near the hard corner will be an asset to Avondale.

Below is the part of the General Plan and our reply that shows this project will be a benefit to the community.

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

Policy C: Diversify Avondale's housing stock by providing for varied residential types

This particular area of Avondale is dominated by single family residential. What limited multi-family is present has been developed as garden style apartments. Our proposal will provide a unique, townhome product, something that is not represented in the market area. The Angelina will help diversify Avondale's housing stock by providing for a varied residential type that is almost non-existent in the area. It will attract high-income earners that will fill employments needs in the area and support commercial developments.

The Amendment will not adversely impact the community as a whole and/or a portion of the community by: significantly altering the acceptable land use patterns, requiring larger and more expensive public infrastructure, or adversely impacting the existing land uses.

As mentioned above, the approved land use patterns are split on this property. The property size and shape make it almost impossible to do both commercial and medium density residential. There is an excess of medium density residential already to the south and east of the site. The Palm Valley General Development plan was not followed and medium density residential was built where commercial and high density residential were supposed to be built. This proposed project helps to bring back the density that was needed, but never developed.

Infrastructure improvements are minimal and little if any improvements should be needed. The roads have been built out and appropriate discussions have been had with the City of Avondale and the adjacent development project to the east to ensure vehicular and pedestrian safety along Dysart Road. The proposed GPA from Medium Density Residential and Local Commercial to High Density Residential helps reduce the water and wastewater demands from a commercial land use. It is not anticipated that this request will significantly increase water and wastewater demands for the existing land uses. The project will have low water fixtures, high efficiency appliances, low flow irrigation, and xeriscape landscaping where appropriate to ensure sustainability for the neighborhood and City of Avondale.

This project certainly does not adversely impact the existing land uses. The lot has been vacant since annexation and the owner (Trinity Lutheran Church) does not need to expand the campus or parking. The vacant site continues to see its fair share of dumping, trash, and vagrants. A luxury townhouse development would certainly be a better use than for it to remain vacant.

Below is the part of the General Plan and our reply that shows this project will be a benefit to the community.

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

Policy C: Diversify Avondale's housing stock by providing for varied residential types

This particular area of Avondale is dominated by single family residential. What limited multi family is present has been developed as garden style apartments. Our proposal will provide a unique, townhome product, something that is not represented in the market area. The Angelina will help diversify Avondale's housing stock by providing for a varied residential type that is almost non-existent in the area. It will attract high-income earners that will fill employments needs in the area and support commercial developments.

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

In areas where single family housing is the dominant type, it can be difficult to develop smaller, irregular patches of vacant land with similar single-family products. The resultant pattern of remnant vacant land, caused by leap-frog development, creates a unique opportunity for infill development. Such is the case with this proposal. These smaller parcels typically have the required infrastructure and services needed for higher density developments. They provide for a high-quality mix of housing types, that focus on upward development versus sprawl. And they often fill these gaps between single family homes with a desirable product for families that prefer a more urban lifestyle. This project improves the desirability and attractiveness of infill for the neighborhood and the city.

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

Policy B : Require all new developments to participate in the required infrastructure enhancements including, but not limited to, street widening and connecting to city water and sewer systems.

This project will participate in the required infrastructure enhancements for items such as street widening as needed, connection to the city water system and connection to the city sewer system, helping the city meet long-term economic goals of the community.

Policy D : Ensure that low-cost construction materials essential for growth and development are readily available.

This project will utilize the most cost-effective construction materials available, when appropriate. The developer will strive to work with suppliers and vendors to prepare for construction by seeking out construction materials that are readily available, considering the recent issues with the supply chain due to Covid-19. This will assist in further accomplishing long-term economic goals of the community.

Request is an improvement to the 2030 General Plan and is not solely for the good or benefit of a particular landowner or owners

This Minor GPA is helpful to the area and its benefit is not solely for the owner and developer. Vacant land with split General Plan designations is notoriously difficult to develop. Separating the uses according to their General Plan designations would not work as these unusually shaped parcels would continue to be abnormally shaped and the amount of developable land would be reduced dramatically. Instead of it remaining vacant, this is infill piece provides the City of Avondale diversity of housing types that is highly sought after within City limits.

This amendment will complement and enhance the surrounding property values and provide additional stability for the neighborhood. Just to the south of our site, along McDowell Road, there is an intensity of uses that includes the Abrazo medical campus. This amendment will complement those existing land uses and designations in the immediate area. The type of housing diversity and supply that is proposed with this development will greatly support and improve the vitality of the surrounding area. This is further defined in the land use goals and policies of the General Plan.

Below is the part of the General Plan and our reply that shows this project will be a benefit to the community.

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

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

In areas where single family housing is the dominant type, it can be difficult to develop smaller, irregular patches of vacant land with similar single-family products. The resultant pattern of remnant vacant land, caused by leap-frog development, creates a unique opportunity for infill development. Such is the case with this proposal. These smaller parcels typically have the required infrastructure and services needed for higher density developments. They provide for a high-quality mix of housing types, that focus on upward development versus sprawl. And they often fill these gaps between single family homes with a desirable product for families that prefer a more urban lifestyle. This project improves the desirability and attractiveness of infill for the neighborhood and the city.

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

There is a high demand for quality multifamily in the area. This area has seen an uptick in development and zoning activity as it sits between the Loop 101 and the Loop 303, which link

I-10 with the I-17 through this area and serves as a major growth center within the west valley. The proximity of Luke Air Force Base, PV 303, and many other larger employers and an expanding base of businesses in the area makes this site ideal for this type of unique and luxury-level multifamily development. The proposed development will deliver needed housing diversity in this area.

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

Policy B : *Require all new developments to participate in the required infrastructure enhancements including, but not limited to, street widening and connecting to city water and sewer systems.*

This project will participate in the required infrastructure enhancements for items such as street widening as needed, connection to the city water system and connection to the city sewer system, helping the city meet long-term economic goals of the community.

Policy D : *Ensure that low-cost construction materials essential for growth and development are readily available.*

This project will utilize the most cost-effective construction materials available, when appropriate. The developer will strive to work with suppliers and vendors to prepare for construction by seeking out construction materials that are readily available, considering the recent issues with the supply chain due to Covid-19. This will assist in further accomplishing long-term economic goals of the community.

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.*

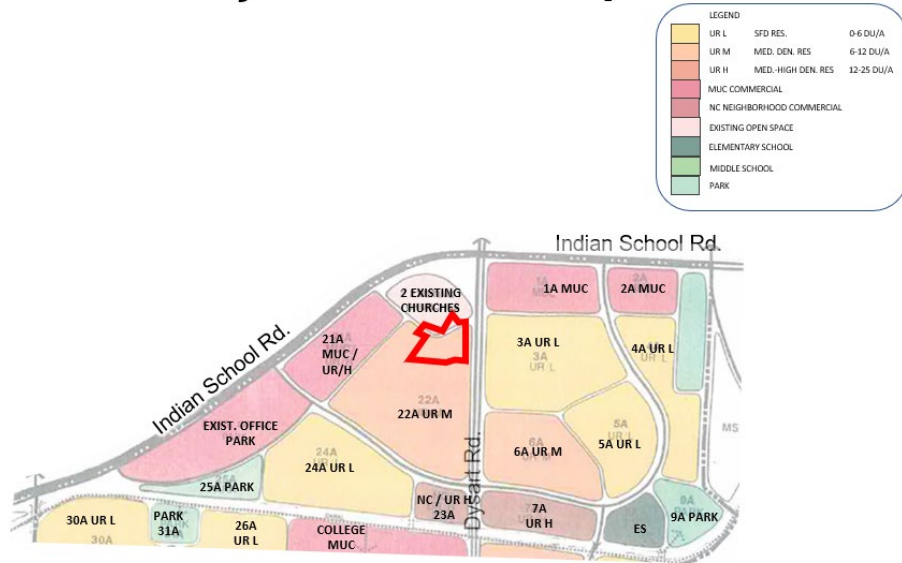
Policy B : *Encourage the development of condominiums and townhomes which appeal to people seeking to own their residence, but who may not want maintenance responsibilities.*

The city has for some time promoted large-lot single-family residences, along with garden style apartments that have developed in more densely populated areas of the city. There is a need for more townhouse and condo style housing units. This project will help to provide more of these types of housing that will help fill this gap. By the general nature of condominiums and townhomes, large front and back yards have been replaced with common space that is maintained by the HOA. These types of housing units are usually privately owned by individuals seeking their own residence. Maintenance of the common areas for this project by the development's HOA will greatly reduce the maintenance responsibilities for the townhome owners.

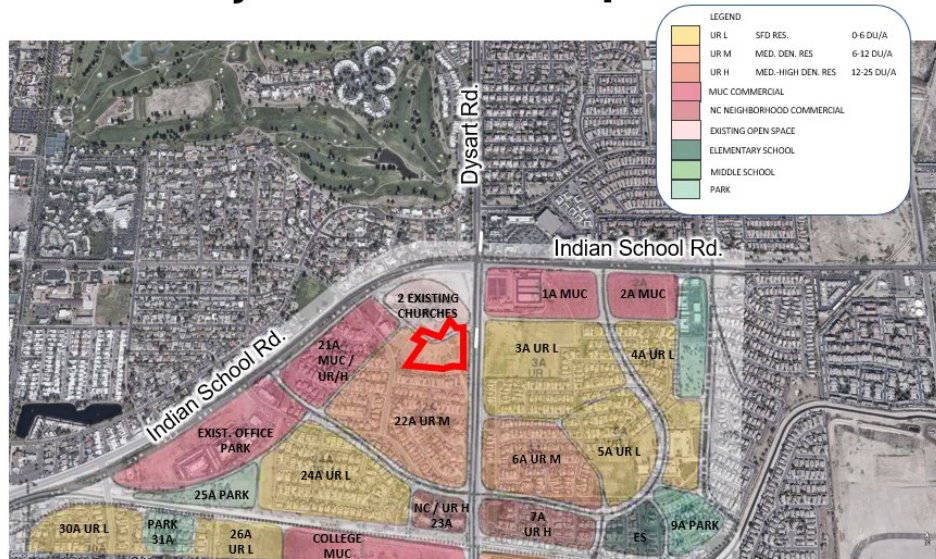
That the amendment is consistent with the overall intent of the 2030 General Plan and other adopted plans, codes and ordinances

The Palm Valley General Development Plan became effective in 1984. This mixed-use plan was generally located in two areas and consisted of 770 acres. The first was between Old Litchfield and Dysart Roads between Thomas and Indian School Roads. The second was between McDowell and Indian School east of Dysart. When looking at the development plan, the majority of our irregularly shaped parcel is in Parcel 22A which was slated to be “UR M” which is medium density residential with up to **12 du/ac**. The proposed townhomes follow the Palm Valley Development Plan and the increase from 12 to 15.5 du/ac is a marginal increase. Furthermore, if you overlay the Palm Valley Development Plan with what was built (see image to the right), none of the medium or high density residential was ever built. If we followed the proposed density, the area was approved for over 2,000 units, but less than a 1,000 was built. The addition of 130 units does not come close to exceeding what was allowed for the Palm Valley Development Plan. Simply stated, no multi-family was ever built in an area that needed it. Our proposed development finally gives the area the density that was intended and still needed.

Palm Valley PAD General Development Plan-1984



Palm Valley PAD General Development Plan-1984



Below is the part of the General Plan and our reply that shows this project will be a benefit to the community.

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

Policy C: Diversify Avondale’s housing stock by providing for varied residential types

This particular area of Avondale is dominated by single family residential. What limited multi family is present has been developed as garden style apartments. Our proposal will provide a unique, townhome product, something that is not represented in the market area even though it was supposed to be with the Palm Valley General Development Plan. The Angelina will help diversify Avondale’s housing stock by providing for a varied residential type that is almost non-existent in the area. It will attract high-income earners that will fill employment needs in the area and support commercial developments.

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

There is a high demand for quality multifamily in the area. This area has seen an uptick in development and zoning activity as it sits between the Loop 101 and the Loop 303, which link I-10 with the I-17 through this area and serves as a major growth center within the west valley. The proximity of Luke Air Force Base, PV 303, and many other larger employers and an expanding base of businesses in the area makes this site ideal for this type of unique and luxury-level multifamily development. The proposed development will deliver needed housing diversity in this area.

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

Policy C: Encourage a mix of uses and amenities when master planning large developments, such as single-family residences, offices, educational institutions, shopping centers, trails, parks, community gardens, and recreational facilities, to encourage social interaction, and to create a larger sense of community amongst residents.

Infill projects typically help act as a catalyst for a healthy mix of uses. They also act more comprehensively as part of a larger vision for the neighborhood. Infill projects also tend to attract more infill which also provides a more diverse mix of uses. Where opportunities to encourage mixed uses were once perhaps missed in the master planning process, infill provides that opportunity to help fill in the gaps and help to create a larger sense of community

and encourage more social interaction. This high-end multi-family development is part of a changing dynamic that in time will encourage a better use of mixes and services in the future for the area.

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

A portion of the site is adjacent to an existing single-family subdivision and multi-family housing is a good transition between land uses. In addition to functioning as a transitional use, this project will also provide an adequate buffer from these adjacent properties. Single story units occur closest to the adjacent single-family homes with a setback of 15-feet. This smaller setback includes a landscape buffer with a meandering pedestrian pathway. The taller, two-story products occur outside of a 75-foot building setback and allow for a tiered approach in which the taller buildings sit further back and more towards the middle of the project allowing for a stepped back vertical buffer. The front of the project along Dysart Road, allows for a 50-foot building setback and a 40-foot landscape buffer, which also includes a pedestrian pathway. Two-story units are proposed along this project front which is appropriate for larger arterial streets, such as Dysart Road. Along the northwest portion of the site the adjacent land use changes to an intermittent use with two churches. These non-residential uses allow for a smaller setback that includes 12-foot-wide fenced private yards with a 5-foot landscape setback. Throughout the project adequate and appropriate buffers and transitions have been provided that vary with the intensity and character of the adjacent land uses.

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

***Policy B :** Require all new developments to participate in the required infrastructure enhancements including, but not limited to, street widening and connecting to city water and sewer systems.*

This project will participate in the required infrastructure enhancements for items such as street widening as needed, connection to the city water system and connection to the city sewer system, helping the city meet long-term economic goals of the community.

***Policy D :** Ensure that low-cost construction materials essential for growth and development are readily available.*

This project will utilize the most cost-effective construction materials available, when appropriate. The developer will strive to work with suppliers and vendors to prepare for construction by seeking out construction materials that are readily available, considering the recent issues with the supply chain due to Covid-19. This will assist in further accomplishing long-term economic goals of the community.

4. Housing Element–Goal 1: *Provide a variety of safe housing opportunities and neighborhoods for all current and prospective Avondale residents.*

Policy A : *Ensure developers and/or HOA’s properly maintain perimeter areas, open spaces, and other common areas within subdivisions.*

As a part of this project, it is essential that the development and or it’s HOA performs regular maintenance for perimeter areas, open spaces and other common areas within the project. This not only provides for a clean and well-maintained space, but also lets others know that the project is of high quality and value for the surrounding community. This project will provide proper maintenance for the development.

Policy B : *Ensure that all properties requiring building permits meet all city codes prior to final approval.*

The development process will typically require that many life-safety issues conform to city code and performance standards to ensure that construction occurs as per the approved plans. This helps ensure that not only the widely accepted national building code will be followed, but also the code of the City of Avondale. This process necessitates the obtaining of all required city permits. The project will meet all city codes prior to final approval and issuance of a certificate of occupancy.

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11. Urban Design Element–Goal 4: Utilize redevelopment to mend the urban fabric.

Policy C : Utilize building materials that are durable and contextual.

In the Phoenix metro area leap-frog development has created fragments of undeveloped land between projects. Our project has taken one of those fragments and is weaving together and mending the urban fabric of this neighborhood in Avondale. As a part of this process, it is important to read the landscape, understand the neighborhood and respond with the use of building materials that relate to the neighborhood. The use of high-quality building materials helps when working to establish permanency for these infill projects. High-quality building materials are more durable and when selected in context to mending the urban fabric, they

can appropriately represent the symbolism and physical properties of the neighborhood. This project uses building materials that are durable and contextual.

Policy D : Use pattern and scale of development to provide visual diversity, choice of lifestyle and social interaction.

Variation in urban spaces has fueled the current wave of form based urban code throughout the country. This development utilizes key components from form-based design that informs individuals about the human scale of the property. It also employs the use of pattern repetition and rhythm to provide consistent visual interest and weave together common elements used throughout the site in a cohesive way. These elements help to inform the public about how interactions are different when compared to suburban development and promote a more urban lifestyle. Within this project you can see undulation in the form, step-backs in the massing, second story balconies and small courtyards at the residence entrances. These are all items that contribute to a diverse, human scaled development that promotes social interaction and an urban lifestyle.

As stated earlier, there is a high demand for this type of product in this area, which is mostly dominated by single family residential or garden style apartment complexes. With the increase in large employers in the immediate area, multi-family housing helps provide a strong balance in the mix of uses.

In addition to the goals above, below are additional topics in the General Plan and our answers below:

Infrastructure

Adequate infrastructure exists for the designation of High Density Residential. Reports regarding water, sewer, streets, and drainage have been provided as appendices to this narrative.

Multifamily Housing Ratio

Per the General Plan, approximately 572 acres or .96% of land area is designated as high density residential. With this proposal, there will be an increase of 7 acres, bringing the overall percentage to .98%.

Water Supply

Avondale has a certificate of assured water and will be the water provider. The minor consumption of water stemming from this proposal will not have a significant impact on the City's water supply. Townhouses use less water than most commercial projects. As stated above, the project will have low water fixtures, high efficiency appliances, low flow irrigation, and xeriscape landscaping where appropriate to ensure sustainability for the neighborhood and City of Avondale.

Transportation Impact

We are currently discussing with the City the circulation and access points for this site. But we would refer the City to our traffic impact statement regarding the potential trip generation and its impact on the area. We have had discussions with the City and to the development to the east regarding a new traffic signal. Our access will align to the new signal which will be a benefit to the residents and to those traveling along Dysart.

Natural Environment

The topography of this site is relatively flat and no riparian areas or floodways are present. Accordingly, there is no significant impact on any notable environment factor. What this application does do is provide a beautiful development to a piece of property that has remained vacant for years. Vacant property that is surrounded by developed land (which this soon will be after development to the east occurs, is unattractive and contributes to a blight condition. It also attracts illegal dumping oftentimes. As such, our proposed development will be an improvement for the natural environment.

Job Population:

As new employment developments continue to come online in the west valley, as they have been for many years, a critical element to attracting and retaining top employers is the presence of employees of different educational and skill backgrounds. The availability of quality and diverse housing is an important element to such employers. Our proposed project will provide a type of housing product that will attract a higher-income earner, which often means those with greater education and skill set. We believe that our project will help to supply this area with an employee base that will be attractive to top employers. That will then result in greater employment for the area, which in turn raises the City's tax revenue, creates even more demand for housing, and then increases demand for commercial services. Our project will, therefore, be part of the domino effect (or ecosystem, if you will) that will benefit the City.

Arizona economist Elliott Pollack issued a warning regarding the current shortage of housing and how this will harm our ability to attract and retain top employers. The following is an excerpt from the Arizona Republic:

“I’ve been doing this work since 1969, and this is worst housing supply/demand imbalance I’ve ever seen,” said Economist Elliott Pollack. “We’re at the precipice of a very serious problem. This will affect our ability to attract and retain top employers, attract and retain top talent, maintain and improve the quality of life for our residents, and increase the customer base for our small businesses. We simply must increase supply or it’s all downhill from here.”

Our proposal will not only add to the City’s housing supply, it will do so with an attractive community that is underrepresented in Avondale.

The City’s General Plan also calls for a multi-family housing ratio. This request will provide additional supply of multi-family, which is a housing type the City needs more of in order to increase density and thus increase commercial supply and increase employment opportunities for its residents.

City Services

The amount of housing proposed will not have a significant impact on City services. This development will also pay its way by virtue of complying with the City’s impact fee requirements. Our development will assist in funding infrastructure expansion and the support for an effective and responsive police and fire department.

General Plan Alignment

The current general plan designations on the site are not as compatible with the current land development pattern in this area as what we are proposing. The Ascend project immediately across Dysart Road from this site proposes 6 acres (net) of commercial development within its parcel #2. Much of that would be up against the land currently designated for 2.5-4 du/ac housing. This is not an ideal transition (see map below).



When the mixed-use designation was put in place, there was no restriction on what type of development could be up against Dysart Road and thus up against the development on the subject property. The fact that the proposed Ascend site plan has commercial up against Dysart Road should be considered.

Furthermore, the current land use designation has 2.5-5 du/ac housing up against commercial. This is also not an ideal situation. Commercial developments bring noise, traffic, and activity. Although a transition between commercial and single-family housing is not always avoidable, it would be rare indeed to find a single-family homeowner who would be happy being up against that type of activity, particularly if it is the back of house activity with its late-night deliveries, trash dumping and collection, and low-security in dark corridors.

Our proposal would be to locate high-quality housing next to the existing housing. This is a much better transition. Moreover, our housing product is a hybrid product between traditional single-family residential and multifamily. Each unit will have its own garage and backyard and will have high-end interior finishes. We have also pushed our two-story homes away from existing single-family houses to the south, for an even better transition.

As for the reduction of the existing commercial designation, we note that the development pattern west of the subject site is also an important factor in our request. The church now occupies the western boundary of our site. Again, it is preferable for the church to be up against residential rather than up against commercial. Even if the commercial proposed were of low impact, it would still likely lead to an open, unsecured parking lot at night, which is when certain church events may exit. Similar to the discussion above, we would expect church patrons to feel more comfortable using the church facilities and parking lot when the neighbor to the east is a quality residential project than a commercial alternative. As evidence of this belief, consider that it is the church that is selling us the property.

If our proposal is successful, there will be a natural and effective break between the commercial on the hard southwest corner of Indian School Road and Dysart Road and our housing development. This internal loop road acts as an effective break and buffer, ensuring that our project will not be directly abutting any commercial development. This is not true of the current land use map, where commercial is directly abutting single-family residential.

Additionally, it is important to consider the supply of rooftops to support commercial. After these many years, despite the area generally being fully developed with residential these parcels have not developed. And now, Ascend will be moving forward with 7.4 acres (net) of commercial development next to new multifamily housing. Whatever commercial demand is in the area will be served by this new commercial development.

The city is need of density in order to reach its broader General Plan goals. The question is not *if* the City should embrace multifamily and density, it is where. We believe that this type of infill parcel is well situated for an increase in density, especially with a product like this that has a transition density of 15.5 du/ac, is only two stories (and one-story up against the single-family residential), and has enhanced design.

Our proposal does not trigger any type of significant increase in the City's public infrastructure, such as roads, water, wastewater, or public safety. At only 130 units, the usage of public infrastructure will not be significant. Moreover, in comparison to the existing land use designations on the property (i.e. commercial and medium density residential), the net impacts of the proposal would be negligible. Commercial development generates greater traffic and relies to a greater degree on public safety services than residential. As for water and wastewater, we would expect our proposal to generate greater demand of those services. However, it is not anticipated that we would need to

upgrade the City's existing water and wastewater infrastructure available adjacent to the site. As such, we would simply be generating more users to pay the City for infrastructure it already has in place. And to the extent that later engineering determines that upgrades are needed, we would be required to pay for our commensurate portion of that infrastructure, again shielding the City from any negative impacts.

Conclusion

This general plan amendment is minor in nature. The site currently being designated as local commercial and medium density residential is not much different than a high-density residential designation in terms of intensity. This minor amendment allows for the development of a luxury townhome type product, which is a much-needed housing type in this immediate area.

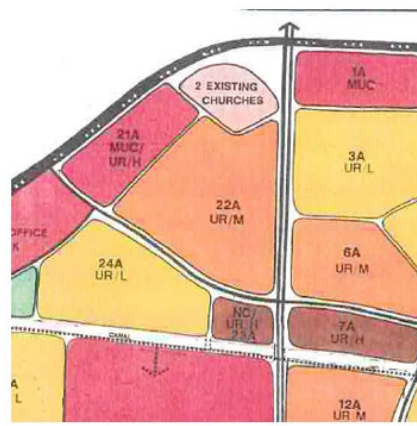
PAD Rezone

In addition to the requested minor General Plan amendment, this application also seeks to rezone the Property from the existing PAD designation within the Palm Valley PAD to a stand-alone PAD. This allows the Property to develop as High Density Residential.

As shown in the images below, the Property is currently zoned PAD, within the Palm Valley Planned Area Development. Within the PAD the property is designated as medium density residential. The proposal is to rezone the entirety of the subject Property to PAD (Planned Area Development) with underlying R-4 development standards.



EXISTING ZONING DESIGNATION



EXISTING PAD DESIGNATION



PROPOSED ZONING DESIGNATION

1. Describe unusual physical features of characteristics of the site which present opportunities or constraints to development.

The Property is relatively flat with no natural features. The parcel has a challenging shape, is tucked into a church development, and has no direct access to an arterial. These are development constraints for many types of development, but the proposed development is able to work around these challenges. By selecting a multifamily product that can be broken up into different building sizes, we are able to develop a community that has the quality Avondale is looking for but that is also compatible with the existing single-family communities in the immediate area.

2. Type of development and uses proposed by this zoning request.

The Angelina proposes a residential community of two-story luxury townhomes. The proposed 130 units will be clustered in 5-unit, 6-unit and 8-unit buildings and will be a mix of one-bedroom (30 units), two-bedroom (60 units) and three-bedroom (40 units) units. They will consist of one-story and two-story buildings with a maximum height on the two-stories of 30-feet. The proposed density is approximately 15.5 du/acre (gross), which will greatly support the existing and future employment in the area.

Many multifamily projects require residents to park in a common surface parking lot, and only sometimes with shade. But each of our units will have their own garage. One hundred and twenty-five units will have two car garages and only five units (five of the single-story units on the southern property line) will have a single car garage with excess parking spaces available nearby. Similarly, multifamily projects typically rely on common open space as the *only* means of providing open space to their residents. But we will provide *both* private open space and common open space. Due to site planning constraints, not all units will exceed the 100 square foot of yard or patio space. However, our private space will consist of balconies on every unit. Nearly every unit will have a private backyard, which will feature artificial grass, a tree, a BBQ area, and a doggie door. In those few instances where site planning constraints have prevented the addition of a private backyard, we have provided a private porch instead. In total, there will be 38,000 sf of private open space. The common open space will be enhanced over most communities of this size, and will include a pool, clubhouse, co-working space, gym, dog park and outdoor kitchen area. In addition to the common open space, the project exceeds the 20% requirement for usable open space.

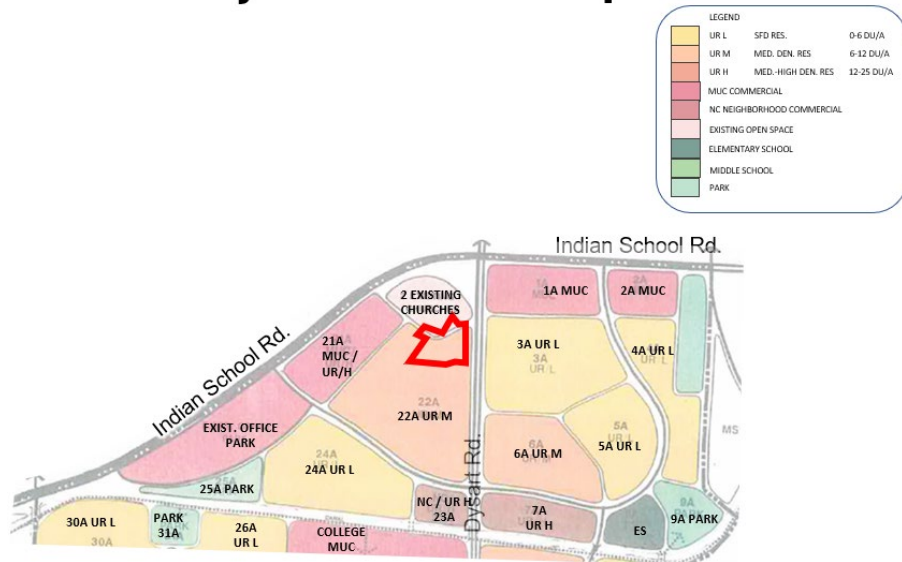
The site includes a walkable environment that is surrounded by landscaping and first-rate modern architecture. Additionally, in order to provide a larger buffer to the single family residential to the south, one story units are proposed within 70' of the south wall.

3. State how your proposal is consistent with the General Plan and applicable Specific Plans, referencing goals and objectives of the applicable plans.

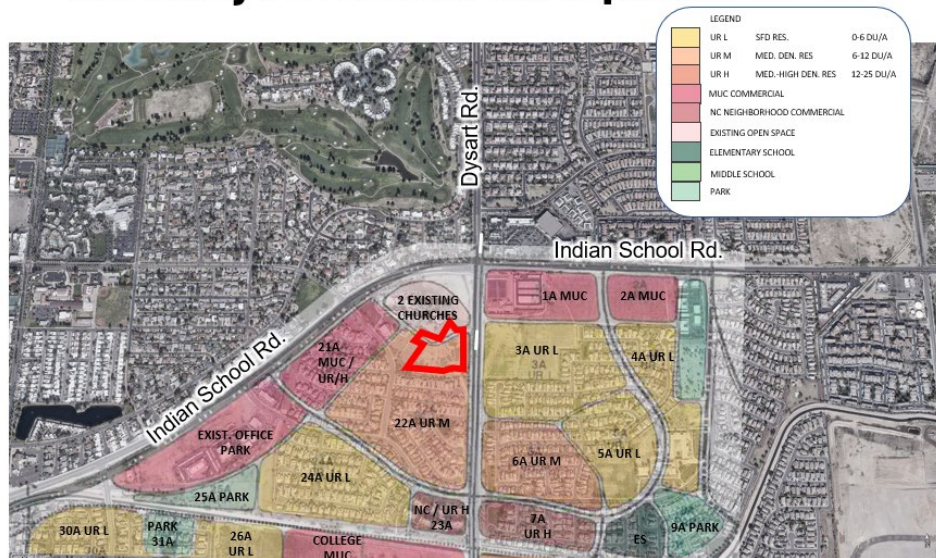
With the above-referenced minor General Plan amendment, the site will be designated as High Density Residential and will be compatible with the uses and vision outlined in the General Plan, and also consistent with the following elements of the 2030 General Plan.

The Palm Valley General Development Plan became effective in 1984. This mixed-use plan was generally located in two areas and consisted of 770 acres. The first was between Old Litchfield and Dysart Roads between Thomas and Indian School Roads. The second was between McDowell and Indian School east of Dysart. When looking at the development plan, the majority of our irregularly shaped parcel is in Parcel 22A which was slated to be "UR M" which is medium density residential with up to **12 du/ac**. The proposed townhomes follow the Palm Valley Development Plan and the increase from 12 to 15.5 du/ac is a marginal increase. Furthermore, if you overlay the Palm Valley Development Plan with what was built (see image to the right), none of the medium or high density residential was ever built. If we followed the proposed density, the

Palm Valley PAD General Development Plan-1984



Palm Valley PAD General Development Plan-1984



area was approved for over 2,000 units, but less than a 1,000 was built. The addition of 130 units does not come close to exceeding what was allowed for the Palm Valley Development Plan. Simply stated, no multi-family was ever built in an area that needed it. Our proposed development finally gives the area the density that was intended and still needed.

Below is the part of the General Plan and our reply that shows this project will be a benefit to the community.

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

Policy C: Diversify Avondale’s housing stock by providing for varied residential types

This particular area of Avondale is dominated by single family residential. What limited multi family is present has been developed as garden style apartments. Our proposal will provide a unique, townhome product, something that is not represented in the market area. The Angelina will help diversify Avondale’s housing stock by providing for a varied residential type that is almost non-existent in the area. It will attract high-income earners that will fill employments needs in the area and support commercial developments.

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

In areas where single family housing is the dominant type, it can be difficult to develop smaller, irregular patches of vacant land with similar single-family products. The resultant pattern of remnant vacant land, caused by leap-frog development, creates a unique opportunity for infill development. Such is the case with this proposal. These smaller parcels typically have the required infrastructure and services needed for higher density developments. They provide for a high-quality mix of housing types, that focus on upward development versus sprawl. And they often fill these gaps between single family homes with a desirable product for families that prefer a more urban lifestyle. This project improves the desirability and attractiveness of infill for the neighborhood and the city.

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

There is a high demand for quality multifamily in the area. This area has seen an uptick in development and zoning activity as it sits between the Loop 101 and the Loop 303, which link I-10 with the I-17 through this area and serves as a major growth center within the west valley. The proximity of Luke Air Force Base, PV 303, and many other larger employers and an expanding base of businesses in the area makes this site ideal for this type of unique and luxury-level multifamily development. The proposed development will deliver needed housing diversity in this area.

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

Policy C: *Encourage a mix of uses and amenities when master planning large developments, such as single-family residences, offices, educational institutions, shopping centers, trails, parks, community gardens, and recreational facilities, to encourage social interaction, and to create a larger sense of community amongst residents.*

Infill projects typically help act as a catalyst for a healthy mix of uses. They also act more comprehensively as part of a larger vision for the neighborhood. Infill projects also tend to attract more infill which also provides a more diverse mix of uses. Where opportunities to encourage mixed uses were once perhaps missed in the master planning process, infill provides that opportunity to help fill in the gaps and help to create a larger sense of community and encourage more social interaction. This high-end multi-family development is part of a changing dynamic that in time will encourage a better use of mixes and services in the future for the area.

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

A portion of the site is adjacent to an existing single-family subdivision and multi-family housing is a good transition between land uses. In addition to functioning as a transitional use, this project will also provide an adequate buffer from these adjacent properties. Single story units occur closest to the adjacent single-family homes with a setback of 15-feet. This smaller setback includes a landscape buffer with a meandering pedestrian pathway. The taller, two-story products occur outside of a 75-foot building setback and allow for a tiered approach in which the taller buildings sit further back and more towards the middle of the project allowing for a stepped back vertical buffer. The front of the project along Dysart Road, allows for a 50-foot building setback and a 40-foot landscape buffer, which also includes a pedestrian pathway. Two-story units are proposed along this project front which is appropriate for larger arterial streets, such as Dysart Road. Along the northwest portion of the site the adjacent land use changes to an intermittent use with two churches. These non-residential uses allow for a smaller setback that includes 12-foot-wide fenced private yards with a 5-foot landscape setback. Throughout the project adequate and appropriate buffers and transitions have been provided that vary with the intensity and character of the adjacent land uses.

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

Policy B : *Require all new developments to participate in the required infrastructure enhancements including, but not limited to, street widening and connecting to city water and sewer systems.*

This project will participate in the required infrastructure enhancements for items such as street widening as needed, connection to the city water system and connection to the city sewer system, helping the city meet long-term economic goals of the community.

Policy D : *Ensure that low-cost construction materials essential for growth and development are readily available.*

This project will utilize the most cost-effective construction materials available, when appropriate. The developer will strive to work with suppliers and vendors to prepare for construction by seeking out construction materials that are readily available, considering the recent issues with the supply chain due to Covid-19. This will assist in further accomplishing long-term economic goals of the community.

4. Housing Element– Goal 1: *Provide a variety of safe housing opportunities and neighborhoods for all current and prospective Avondale residents.*

Policy A : *Ensure developers and/or HOA's properly maintain perimeter areas, open spaces, and other common areas within subdivisions.*

As a part of this project, it is essential that the development and or it's HOA performs regular maintenance for perimeter areas, open spaces and other common areas within the project. This not only provides for a clean and well-maintained space, but also lets others know that the project is of high quality and value for the surrounding community. This project will provide proper maintenance for the development.

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Variation in urban spaces has fueled the current wave of form based urban code throughout the country. This development utilizes key components from form-based design that informs individuals about the human scale of the property. It also employs the use of pattern repetition and rhythm to provide consistent visual interest and weave together common elements used throughout the site in a cohesive way. These elements help to inform the public about how interactions are different when compared to suburban development and promote a more urban lifestyle. Within this project you can see undulation in the form, step-backs in the massing, second story balconies and small courtyards at the residence entrances. These are all items that contribute to a diverse, human scaled development that promotes social interaction and an urban lifestyle.

4. Discuss your proposal's compatibility with the surrounding land use and zoning patterns.

The surrounding area is mostly developed with the exception of the southwest corner of Indian School and Dysart and the large vacant parcel across Dysart Road. There is a true mix of uses in the immediate area, with two churches adjacent to the west property line, single family residential to the south and south east. Commercial is located across Dysart to the northeast. The proposed development will be an effective buffer between potential future commercial uses and the single-family residential neighborhoods.

5. Describe in detail any proposed unique design considerations, beyond Zoning Ordinance requirements, that reduce development impacts and further compatibility with on-site and adjacent land uses and zoning.

The proposed development provides private garages for each unit. This eliminates the need for a sea of parking, which is typical of garden-style multi-family. This allows the development to provide more open space and landscaping which reduces any impact it may have on adjacent properties. We are requesting a deviation from the number of EV chargers installed; however each unit can have one plug-in outlet capable to charge an electric vehicle as a paid upgrade upon request. This deviation allows the vehicles to stay in their garage versus being parked outdoors and away from the unit. Additionally, it provides flexibility to the 4% of resident spaces that must have chargers as 4% could be very low as electric vehicles become more popular. Please see the table below:

Table 1: EV Charging/Capability

Resident Parking- EV Chargers Installed	4% of required resident spaces = 10 spaces	Each private garage will be provided one EV outlet as a paid upgrade, when requested by tenant. There will be 130 private garages, all two-story units have 2 spaces, (5) one story units have 1 parking space. Assuming all residents request EV outlets, the project will provide 130 outlets, which is 50% of the required resident parking spaces.
Resident Parking- EV Capability Provided	16% of required resident spaces = 42 spaces	Each private garage will be provided one EV outlet as a paid upgrade, when requested by tenant. There will be 130 private garages, all two-story units have 2 spaces, (5) one story units have 1 parking space. Assuming all residents request EV outlets, the project will provide 130 outlets, which is 50% of the required resident parking spaces.
Guest Parking- EV Chargers Installed	1% of required guest spaces = 0 spaces (0.26 spaces rounded down)	0 spaces
Guest Parking- EV Capability Provided	3% of required guest spaces = 1 space (0.78 rounded up)	1 space

A deviation to the required amount of parking is requested. The ordinance requires 2 spaces per unit, regardless of the number of bedrooms. There are (5) one-bedroom units that will have a garage but will be a single car garage. This provides 255 proposed spaces versus the 260 spaces required. If we added a second garage space, it would expand the buildings to the south and bring them closer the adjacent neighbors. We feel it is better to deviate this standard than to get closer to the backyards of our single-family neighbors.

An additional deviation request is the amount of private open space for each unit. Due to site planning constraints, not all units will exceed the 100 square foot of yard or patio space. However, our private space will consist of balconies on every unit. Nearly every unit will have a private backyard, which will feature artificial grass, a tree, a BBQ area, and a doggie door. In those few instances where site planning constraints have prevented the addition of a private backyard, we have provided a private porch instead. In total, there will be 38,000 sf of private open space. The common open space will be enhanced over most communities of this size, and will include a pool, clubhouse, co-working space, gym, dog park and outdoor kitchen area.

6. State why the property as zoned is not suitable for the uses allowed under the proposed zoning.

The current PAD zoning within the Palm Valley PAD allows for medium density residential on the Property, which only allows up to 4 du/ac. On a small parcel like this, with the odd shape that this parcel has, and with the need for housing density in Avondale, the existing zoning is not adequate. The proposed project is 15.5du/a, triggering the need for the rezone. Even though we are seeking high density residential, this isn't a 3-story garden style apartment complex. These are 2-story luxury townhomes with private garages and private yard space. That makes it more compatible with the single-family residential in the area.

7. Proposed circulation and traffic impact

Primary access is off Dysart Road which is in alignment of a future traffic signal. Additionally, there is an egress only off North Plaza Circle. At the entrance there is guest parking adjacent to the clubhouse and then gated access to the remainder of the project. A traffic statement is attached with this submittal.

Justifications for Deviations in PAD

Western and Northern Setback 10' in lieu of 15'

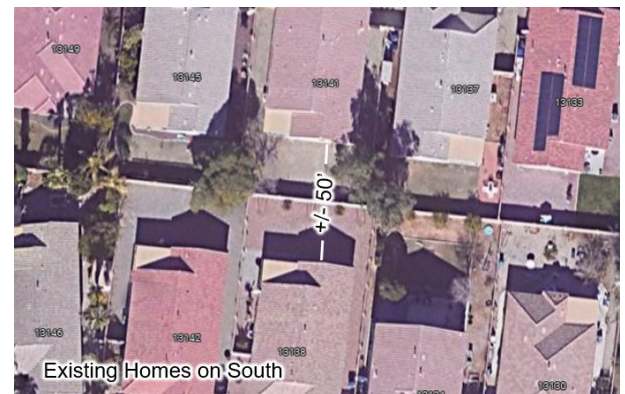
The proposed PAD requests a reduced setback of 10' along the western and northern property line. This reduction is mitigated by the presence of an existing landscape setback and parking

lot on the church property adjacent to the west and a private road to the north. The proposed 10' setback will not have a negative impact on the parking lot or the church itself nor future commercial to the north as it will be adjacent to parking or back of house activities most likely.

Setback from SFR for two story buildings 70' in lieu of 75'



The proposed PAD requests a reduced setback of 70' for two story buildings along the southern property line. This requirement is appropriate for larger garden style multi-family housing products. We are proposing 2 story townhomes at a height that exists along this southern property line where there is existing single- and two-story single-family homes. We have proposed single story units within 70' of this property line to create privacy for the existing single family residential (As shown on the graphic above). The introduction of the two story at the 70' setback (as opposed to 75') will not have an impact on the existing homes. Homes in the adjacent neighborhood have approximately 50' between two story buildings (as shown on the graphic to the right). Our proposal provides a greater distance by 20'.



Conclusion

The Angelina will be a premium community for the City and will both benefit from and provide benefit to the immediate neighborhood. This community will not only provide higher income individuals to support the neighboring services and commercial, but it will be an architecturally pleasing addition to the neighborhood.

The City needs density in appropriate areas in and in appropriate designs to support its employment and its retail. We believe this site is one of those appropriate areas and that our proposed housing product and design is at the level of quality and design the City is seeking.

Exhibit E

**Porter Kyle / The Angelina
PAD- PL-22-0084
Minor GPA Amendment- PL-22-0085
Neighborhood Meeting
December 13, 2022**

The meeting was held on December 13, 2022, at Trinity Lutheran Church and School, 830 E Plaza Circle in Litchfield Park, to provide neighbors with information and answer questions regarding a proposed townhome development south of the southwest corner of Indian School Road & Dysart Road. The Open House format was selected to provide people with greater opportunities to ask questions and provide feedback and for the development team to have one-on-one conversations with more individuals. Members present from the development team were: Taylor Earl (Zoning Counsel), Brian Vaccaro (Planning Consultant), Jessica Sarkissian (Planning Consultant), and Mike Stephan (Developer). The members of the development team positioned themselves around the room and answered questions from participants and presented on the various boards that were displayed around the room. The meeting started at 6:00pm and lasted until about 7:15pm.

See pictures below showing the room layout and engagement:



Positive comments we heard from the crowd:

From adjacent single-family homeowner- “This is preferable to having two story homes in my backyard.”

Homeowner said-“The dumping of trash occurs on this property.”

Homeowner said- “May I take pictures of the boards to show my neighbor who wasn’t able to attend? She’ll also be excited that these are high-end townhomes.”

From multiple homeowners/neighbors: “Knowing that these are upscale townhomes makes me feel much better about the project.”

Many neighbors commented their appreciation for the landscape buffer, single-story buffer, lack of windows facing south, and orientation of balconies being east and west will ensure privacy for the southern neighbors.

Multiple residents within the Dysart Ranch community mentioned that south of Osborn can get dicey and were relieved that a quality product was coming in north of Osborn.

A summary of questions that were asked and the answers provided are as follows:

Question: How many units overall?

Answer: 130

Question: What city will this reside in?

Answer: The address will say Litchfield Park, but will be within City of Avondale.

Question: What will the heights be up against the community boundary?

Answer: We have restricted the units within 70 feet to single story. When the 2-story units do start, there are limited windows on those elevations. Additionally, we have put in a heavy amount of landscaping to mitigate any views. If this were developed with single family homes, and 2-story homes were developed, you would have 2-story views looking down at a much closer distance, perhaps as small as 20 feet.

Question: How will people get out of the project?

Answer: There will be a traffic signal at our entrance that will allow full movement and to which we are contributing as part of our development.

Question: How does our subdivision benefit from this?

Answer: Several benefits were identified, including:

- The improvement of the wash along Dysart
- A significant reduction in noise coming from the adjacent arterials
- Greater security – currently the lot is open to anyone who can come up to the back wall. We will be building a gated project.
- Something will eventually be built here. If it is commercial, that would be a greater negative impact to neighbors adjacent. If it were even just single-family homes, there could be greater 2-story views into the backyard. Additionally, if people try to sell their homes, buyers may speculate negatively about what could be built on the vacant lot. By providing an attractive, secure, and quality development, it answers that question and eliminates negative speculation that could lead to harmed property values.

Question: What school districts are these?

Answer: Litchfield Elementary School District and Agua Fria Union High School District. Both have indicated that they have sufficient capacity.

Question: Will there be so many cars that it will be difficult for people to leave in the morning onto Dysart?

Answer: We are projecting 49 existing trips in the A.M. peak hour. That averages to less than 1 per minute. That includes people turning north and people turning south. With the signal, it should not be a problem. People will queue at the signal and should be able to not have an issue when exiting.

Question: When you say luxury, what does luxury mean? Because a lot of different projects use that title.

Answer: It has to do with the building architecture, the interior finishes, and the common amenities. Here, our interior finishes include 10-foot ceilings and stainless-steel appliances. Other boards provided the responses on our amenities and our enhanced exterior elevations. The common amenities include clubhouse, pool,

garages, gym, co-working space, balconies, and private yards that have trees, BBQ's, artificial grass, and open space.

Question: Was the project to the east approved and what does it contain?

Answer: Yes, it was approved. It contains a mixture of commercial and multifamily.

Question: So, there will be another traffic signal south of the traffic signal at Indian School?

Answer: Yes. This was mostly triggered by the approval of the project to the east of us. But when we came in, the City required us to change our driveway location to align with the traffic signal and to contribute to the cost of the traffic signal, which we have done. We lost units in the process, but it will be a benefit to our community that will allow our residents to have a left turn in and a left turn out, among other movements.

Question: Would you be willing to provide us with information?

Answer: Yes, you can contact us through email, and we will provide you with additional information.

Question: Could we put together something to send out to the Homeowners Association?

Answer: Yes, we would be happy to work with you on that. We would also be happy to come and present at an HOA meeting or to have a one-on-one Zoom meeting with the HOA President (who could not be in attendance, but whose wife was there and was relaying information to him on the phone).

Question: Do you know how it will slope?

Answer: We are not that far along yet with the technical design that we can answer that question.

Question: Will this be for sale or for rent?

Answer: It's too early to tell. We are about three years out from anybody actually living here. If it were to go to market tomorrow, it would probably have to be rental because you couldn't sell in this market. However, we will be placing a condo plat on the project so that it can be sold. Ultimately, this is a market driven decision.

Question: What will the maturity of the trees be?

Answer: It is important to balance the trees that get planted. If we plant them too mature, then they have spent too much time growing in a box and they do not do as well over time. But we don't want to plant them too small, either. So, it will be somewhere in the middle.

Question: What is the price point for these townhouses?

Answer: We don't have a price point as we must await market conditions once built, however these will be priced accordingly as luxury townhomes.

Question: Where is the parking for the residents?

Answer: Instead of a sea of cars in a lot, residents have garages. Also, each garage will have electric vehicle charging capabilities. Also, guest spaces will be provided accordingly.

Question: What is the width of the drive aisle?

Answer: We can confirm, but in the range of 20-30'. We will have further details as we go through the site planning process.

Question: What is the design of the commercial to the east?

Answer: We don't have their plans present, but we know there will be a mixture of commercial and residential.

Question: Will this cause more traffic than retail?

Answer: No, the 130 units creates less traffic than commercial properties.

Question: Will this be a gated community?

Answer: Yes, this will be a gated community.

Question: How many points of access are there?

Answer: There's an ingress/egress at Dysart and an egress only at Plaza Circle. We changed our driveway access which resulted in a loss of units but aligning with the signal is better for the community.

Question: What is being done to protect the privacy for neighbors to the south along Fairmont Avenue?

Answer: First and foremost, the builder/developer (Porter Kyle) has limited the units closest to the residents to single story to limit views into the backyards. The two-story units are 70' from the property line which limits the views. Second, the units face east and west which creates a buffer between our yards and neighboring yards to the south. Also, an east and west orientation ensures primary views will never be towards the houses to the south. Third, ample landscaping along the southern property line including fast growing trees with expansive canopies are planned to shield views. Fourth, there are minimal windows on the southern walls of the units which limit views to the neighbors to the south. Lastly, we can expect tight controls regarding compliance with community standards.

Question: What about traffic along Dysart?

Answer: While any development will increase traffic to some extent, we have submitted estimated traffic counts with the City of Avondale and they have not provided any concerns to date. Additionally, we worked with the City of Avondale to align and contribute towards the signal to the east of Dysart.

Question: When will the townhouses be finished?

Answer: We must first go through the public hearing process, secure building permits, and then begin a single-phase construction anticipated to be completed by the end of 2023 or the beginning of 2024.

Question: Is the developer local?

Answer: Yes, Mike Stephen of Porter Kyle is from the Valley and has multiple projects throughout the Valley.

Question: What is being proposed on the southwestern hard corner of Dysart and Indian School?

Answer: A different developer is working to obtain a Conditional Use Permit to allow a car wash, fast food restaurant, and retail on the vacant parcel.



AGENDA ITEM REPORT

SUBJECT: City-initiated Rezones for City-owned properties - Applications PL-22-0307, PL-22-0315, PL-22-0316, PL-22-0317, PL-22-0318, PL-22-0340, and PL-22-0358

MEETING DATE: 3/15/2023

TO: Planning Commission

FROM: Michelle Simerdla, Senior Planner, and Ann Dolmage, Senior Planner

THROUGH: Jodie Novak, Director of Development Services

PURPOSE:

Planning Commission will hold a public hearing and consider City-initiated requests to rezone seven (7) City-owned properties at various locations to conform with specific existing and planned public uses. The Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:

The City is requesting to rezone seven (7) City-owned properties to Planned Area Development (PAD) (Exhibit D). The intent of the rezones is to bring the properties' zoning designations into conformance with the intended public uses of the properties. The PAD district allows the City to create a zoning district that accommodates public uses. Details about each property are described below.

Aquatic Center (PL-22-0315)

The approximately 22 net-acre subject property (Exhibit A) is generally located 1,420 feet southeast of the southeast corner of Coldwater Springs Boulevard and Avondale Boulevard.

The property was annexed into the City's corporate limits on November 17, 2002, and zoned Agricultural (AG) upon annexation. The purpose of the AG zoning district is to allow agricultural, ranching, and related uses within the city. The district also serves as an initial zoning for land until suitable for rezoning and development.

The existing uses and zoning of surrounding properties include:

NORTH: Vacant land, currently being used for farming in the jurisdiction of Maricopa County (zoned RU-43).

EAST: Single-family homes zoned Roosevelt Park Planned Area Development (PAD).

SOUTH: Single-family homes zoned CW Ranch (Starlight Trails) PAD.

WEST: Single-family homes zoned CW Ranch (Starlight Trails) PAD.

The General Plan land use designation of the site is Public/Civic, which is land primarily used for a variety of civic, public, and quasi-public facilities for the health, safety, and welfare of the residents. Types of uses found in this category include City government facilities, police and fire stations, community centers, libraries, water and wastewater treatment facilities, well sites, substations, and other public facilities.

The proposed Aquatic Center was approved by Council in 2020 and is currently under construction. The project will provide a competition pool, a recreational pool with a lazy river, large slide features, and a bathhouse. The estimated completion date is December 2023.

Civic Center (PL-22-0316)

The approximately 10.3-acre subject property (Exhibit B) is located approximately 585 feet southeast of the southeast corner of Coldwater Springs Boulevard and Avondale Boulevard.

The property was annexed into the City's corporate limits on November 17, 2002, and zoned Agricultural (AG) upon annexation.

The surrounding land uses include:

NORTH: Vacant land, currently being used for farming in the jurisdiction of Maricopa County and zoned RU-43.

EAST: City-owned land, planned for a park and aquatic center currently zoned AG. East of the aquatic center single-family homes zoned Roosevelt Park PAD.

SOUTH: Single-family homes zoned CW Ranch PAD.

WEST: Phoenix Raceway building and Avondale's Visitor and Conference Center, zoned Avondale Corporate Center PAD.

The site's General Plan land use designation is Public/Civic, which is previously described above in this report.

The site is developed with the Avondale Civic Center, which includes City Hall, the Courts building, and the Police Station building. The buildings were constructed in 2003.

Civic Center Park (PL-22-0318)

The 4.39-acre subject property (Exhibit C) is located approximately 554 feet southeast of the southeast corner of Coldwater Springs Boulevard and 114th Avenue.

The property was annexed into the City's corporate limits on November 17, 2002, and zoned Agricultural (AG) upon annexation.

The surrounding land uses include:

NORTH: Vacant land used for farming, including City-owned land zoned AG and land in the jurisdiction of Maricopa County and zoned RU-43.

EAST: Vacant City-owned land, planned for an Aquatic Center currently zoned AG. East of the Aquatic Center are single-family homes zoned Roosevelt Park PAD.

SOUTH: Vacant City-owned land, planned for an aquatic center currently zoned AG. South of the aquatic center are single-family homes zoned CW Ranch (Starlight Trails) PAD.

WEST: City-owned land occupied by City Hall, City Court, and the main Police Station, currently zoned AG.

The site's General Plan land use designation is Public/Civic, which is previously described above in this report.

A new park with amenities is proposed for the site, which was authorized by Council in July 2022. The estimated completion is June 2024 for the project.

Fire Station 175 (PL-22-0307)

The approximately 2.98-acre property (Exhibit D) is located approximately 629 feet west of the southwest corner of Van Buren Street and Fairway Drive.

The property was annexed into the City's corporate limits on February 14, 1978, and zoned Urban Residential (R1-6) upon annexation.

The surrounding land uses include:

NORTH: Mattress manufacturer, vitamin distributor, and City-owned vacant land zoned Coldwater Depot PAD, Coldwater Depot III PAD, and Avondale Commerce Center PAD, respectively.

EAST: Vacant land to be developed with apartments, zoned Fairway Residences PAD.

SOUTH: Vacant land to be developed with apartments, zoned Fairway Residences PAD, and single-family homes zoned Coldwater Springs PAD.

WEST: City-owned land, part vacant and partly developed with a City water facility, zoned R1-6.

The site's General Plan land use designation is High-Density Residential, which is residential land that will contain densities of up to 30 dwelling units per acre.

The site is developed with Fire Station 175, which was completed in 2022 and houses three (3) fire engines.

Civic Center Library (PL-22-0317)

The approximately 4.5-acre property (Exhibit E) is located at the southeast corner of Coldwater Springs Boulevard and 114th Avenue.

The property was annexed into the City's corporate limits on November 17, 2002, and zoned Agricultural (AG) upon annexation.

The surrounding land uses include:

NORTH: Vacant land, currently being used for farming in the jurisdiction of Maricopa County and zoned RU-43.

EAST: Vacant City-owned land, planned for a park and aquatic center currently zoned AG. East of the aquatic center single-family homes zoned Roosevelt Park PAD.

SOUTH: City-owned land occupied by City Hall, City Court, and the main Police Station, zoned AG.

WEST: City-owned land and office buildings, including the Phoenix Raceway building and the Avondale Visitor and Conference Center, zoned Avondale Corporate Center PAD.

The site's General Plan land use designation is Public/Civic, which is previously described above in this report.

The site is developed with the Civic Center branch of Avondale's Public Libraries, which is one (1) of two (2) City library branches. The 31,000-square-foot library opened in March 2007, under an intergovernmental agreement with the Maricopa County Library District. The City of Avondale took over the library in October 2009.

Police Department Detention Center and Substation (PL-22-0358)

The approximately 3.3-acre property (Exhibit F) is located at the northwest corner of Eliseo C. Felix Jr. Way and Western Avenue.

The property was annexed into the City's corporate limits on March 20, 1960, and zoned A-1 (General Industrial) upon annexation.

The surrounding land uses include:

NORTH: Arizona Complete Health Resource Center, zoned A-1.

EAST: County-owned landfill, zoned A-1.

SOUTH OF WESTERN AVENUE AND BUCKEYE ROAD: Union Pacific Railroad Right-of-Way and apartments zoned Tres Rios Landing PAD.

WEST: Vacant lots, zoned A-1.

The General Plan land use designation is Industrial, which is a designation that is intended to provide employment opportunities for heavy manufacturing within enclosed or partially enclosed structures.

The site is currently vacant and undeveloped. A new Avondale Police Department detention center and substation building is proposed that will be approximately 17,000 square feet. Approximately 9,000 square feet will be dedicated to detention and 8,000 square feet will be dedicated to police patrol officers. The project is estimated to be completed in 2025.

Arizona Complete Health Resource Center (PL-22-0340)

The 6.63-acre property (Exhibit G) is located at the southwest corner of Eliseo C. Felix Jr. Way and Riley Drive.

The property was annexed into the City's corporate limits on April 19, 1960, and zoned A-1 (General Industrial) upon annexation.

The surrounding land uses include:

NORTH: Vacant land on the west side of Eliseo C. Felix Jr. Way and a steel truss manufacturer on the east side, both zoned A-1.

EAST: County-owned landfill zoned A-1.

SOUTH: Vacant City-owned land planned for a police station and detention center, zoned A-1.

WEST: Vehicle towing yard zoned A-1.

The General Plan Land Use Designation is Industrial, which is described above in this report.

The site has been developed with the Arizona Complete Health Resource Center facility since January 2021. The approximately 26,000-square-foot facility is operated by a partnership between the City of Avondale, Arizona Complete Health, and First Things First.

SUMMARY OF REQUEST:

The City is requesting to rezone seven (7) City-owned properties to Planned Area Development (PAD) (Exhibit D). The intent of the rezones is to bring the properties' zoning designations into conformance with the intended public uses of the properties. The PAD district allows the City to create a zoning district that accommodates public uses. The requests are as follows:

- Aquatic Center (PL-22-0315) - Rezone the approximately 22-acre property generally located 1,420 feet southeast of the southeast corner of Coldwater Springs Boulevard and Avondale Boulevard from Agricultural (AG) to Planned Area Development (PAD) to allow a public use, a City aquatic center.
- Civic Center (PL-22-0316) - Rezone the approximately 10.3-acre property located approximately 585 feet southeast of the southeast corner of Coldwater Springs Boulevard and Avondale Boulevard from AG to PAD to allow an existing public use, the City civic center.
- Civic Center Park (PL-22-0318) - Rezone the approximately 4.4-acre property located approximately 554 feet southeast of the southeast corner of Coldwater Springs Boulevard and 114th Avenue from AG to PAD to allow a public use, a City park.
- Fire Station 175 (PL-22-0307) - Rezone the approximately 2.98-acre property from Urban Family Residential (R1-6) to PAD to allow an existing public use, a City fire station.
- Library (PL-22-0317) - Rezone the approximately 4.5-acre property located at the southeast corner of Coldwater Springs Boulevard and 114th Avenue from AG to PAD to allow an existing public use, a City library.
- Police Department Detention Center and Substation (PL-22-0358) - Rezone the approximately 3.3-acre subject property located at the northwest corner of Eliseo C. Felix Jr. Way and Western Avenue from General Industrial (A-1) to PAD to allow a public use, a City Police Department Detention Center and Substation.
- Arizona Complete Health Resource Center (PL-22-0340) - Rezone the approximately 6.6-acre property located at the southwest corner of Eliseo C. Felix Jr. Way and Riley Drive from A-1 to PAD to allow an existing public use, a City resource center.

PUBLIC PARTICIPATION:

A Neighborhood Meeting to discuss the rezoning proposals with neighboring property owners and other interested parties was held online via Zoom on Thursday, February 23, 2023. All notices of the meeting were completed and met notification requirements. Staff provided an overview of the requests. No members of the public attended the virtual meeting. Two council members attended and a question was raised about the inclusion of Fire Station 171. Staff responded that it is not included at this time. Staff also explained that the Civic Center Park is budgeted for design and not yet fully funded for construction, but will be in fiscal year 2024.

No comments pertaining to the proposal have been posted on the City's Avondale Connect engagement website. Staff has not received any public comments as of the writing of this staff report.

All required notifications for the Planning Commission and City Council public hearings were completed and met notification requirements.

ANALYSIS:

The rezoning proposals will bring the subject properties' zoning designations into conformance with the existing or planned uses of the properties. Additionally, the PAD zoning will further several goals and policies in the General Plan, most notably:

- Recreational Amenities Goal 1: Ensure every person has access to safe public parks and affordable recreation opportunities.
- Recreational Amenities Goal 2: Maintain and improve high quality parks and recreational facilities to meet the diverse needs of all community residents.
- Economic Vitality Goal 1, Policy D: Optimize the use of City resources in the long-term.

DISCUSSION:

The proposed PAD rezoning requests meet the following findings:

1. According to Avondale's General Plan 2030, as the City continues to grow, there will be a need for new public facilities and such City-owned facilities may be located in any land use category.
2. The proposed PAD will result in compatible land use relationships.
3. Adequate public infrastructure to support the existing and proposed developments exists.
4. The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of the following seven (7) rezoning requests, subject to the following condition of approval for each request:

1. Development shall conform to the PAD Narrative (Exhibit H) date stamped February 2023.
 - a. Aquatic Center (PL-22-0315) - Rezone the approximately 22-acre property generally located 1,420 feet southeast of the southeast corner of Coldwater Springs Boulevard and Avondale Boulevard from Agricultural (AG) to Planned Area Development (PAD) to allow a public use, a City aquatic center.
 - b. Civic Center (PL-22-0316) - Rezone the approximately 10.3-acre property located approximately 585 feet southeast of the southeast corner of Coldwater Springs Boulevard and Avondale Boulevard from Agricultural (AG) to Planned Area Development (PAD) to allow an existing public use, the City civic center.
 - c. Civic Center Park (PL-22-0318) - Rezone the approximately 4.4-acre property located approximately 554 feet southeast of the southeast corner of Coldwater Springs Boulevard and 114th Avenue from Agricultural (AG) to Planned Area Development (PAD) to allow a public use, a City park.
 - d. Fire Station 175 (PL-22-0307) - Rezone the approximately 2.98-acre property located approximately 629 feet west of the southwest corner of Van Buren Street and Fairway Drive from Urban Family Residential (R1-6) to Planned Area Development (PAD) to allow an existing public use, a City fire station.
 - e. Library (PL-22-0317) - Rezone the approximately 4.5-acre property located at the southeast corner of

Coldwater Springs Boulevard and 114th Avenue from Agricultural (AG) to Planned Area Development (PAD) to allow an existing public use, a City library.

- f. Police Department Detention Center and Substation (PL-22-0358) - Rezone the approximately 3.3-acre subject property located at the northwest corner of Eliseo C. Felix Jr. Way and Western Avenue from General Industrial (A-1) to Planned Area Development (PAD) to allow a public use, a Police Department Detention Center and Substation.
- g. Arizona Complete Health Resource Center (PL-22-0340) - Rezone the approximately 6.6-acre property located at the southwest corner of Eliseo C. Felix Jr. Way and Riley Drive from General Industrial (A-1) to Planned Area Development (PAD) to allow an existing public use, a City resource center.

PROPOSED MOTION

I move that Planning Commission recommend **APPROVAL** of the following rezoning applications, subject to the one (1) condition in the staff report, for each request below:

- a. Aquatic Center (PL-22-0315) - Rezone the approximately 22-acre property generally located 1,420 feet southeast of the southeast corner of Coldwater Springs Boulevard and Avondale Boulevard from Agricultural (AG) to Planned Area Development (PAD) to allow a public use, a City aquatic center.
- b. Civic Center (PL-22-0316) - Rezone the approximately 10.3-acre property located approximately 585 feet southeast of the southeast corner of Coldwater Springs Boulevard and Avondale Boulevard from Agricultural (AG) to Planned Area Development (PAD) to allow an existing public use, the City civic center.
- c. Civic Center Park (PL-22-0318) - Rezone the approximately 4.4-acre property located approximately 554 feet southeast of the southeast corner of Coldwater Springs Boulevard and 114th Avenue from Agricultural (AG) to Planned Area Development (PAD) to allow a public use, a City park.
- d. Fire Station 175 (PL-22-0307) - Rezone the approximately 2.98-acre property located approximately 629 feet west of the southwest corner of Van Buren Street and Fairway Drive from Urban Family Residential (R1-6) to Planned Area Development (PAD) to allow an existing public use, a City fire station.
- e. Library (PL-22-0317) - Rezone the approximately 4.5-acre property located at the southeast corner of Coldwater Springs Boulevard and 114th Avenue from Agricultural (AG) to Planned Area Development (PAD) to allow an existing public use, a City library.
- f. Police Department Detention Center and Substation (PL-22-0358) - Rezone the approximately 3.3-acre subject property located at the northwest corner of Eliseo C. Felix Jr. Way and Western Avenue from General Industrial (A-1) to Planned Area Development (PAD) to allow a public use, a Police Department Detention Center and Substation.
- g. Arizona Complete Health Resource Center (PL-22-0340) - Rezone the approximately 6.6-acre property located at the southwest corner of Eliseo C. Felix Jr. Way and Riley Drive from General Industrial (A-1) to Planned Area Development (PAD) to allow an existing public use, a City resource center.

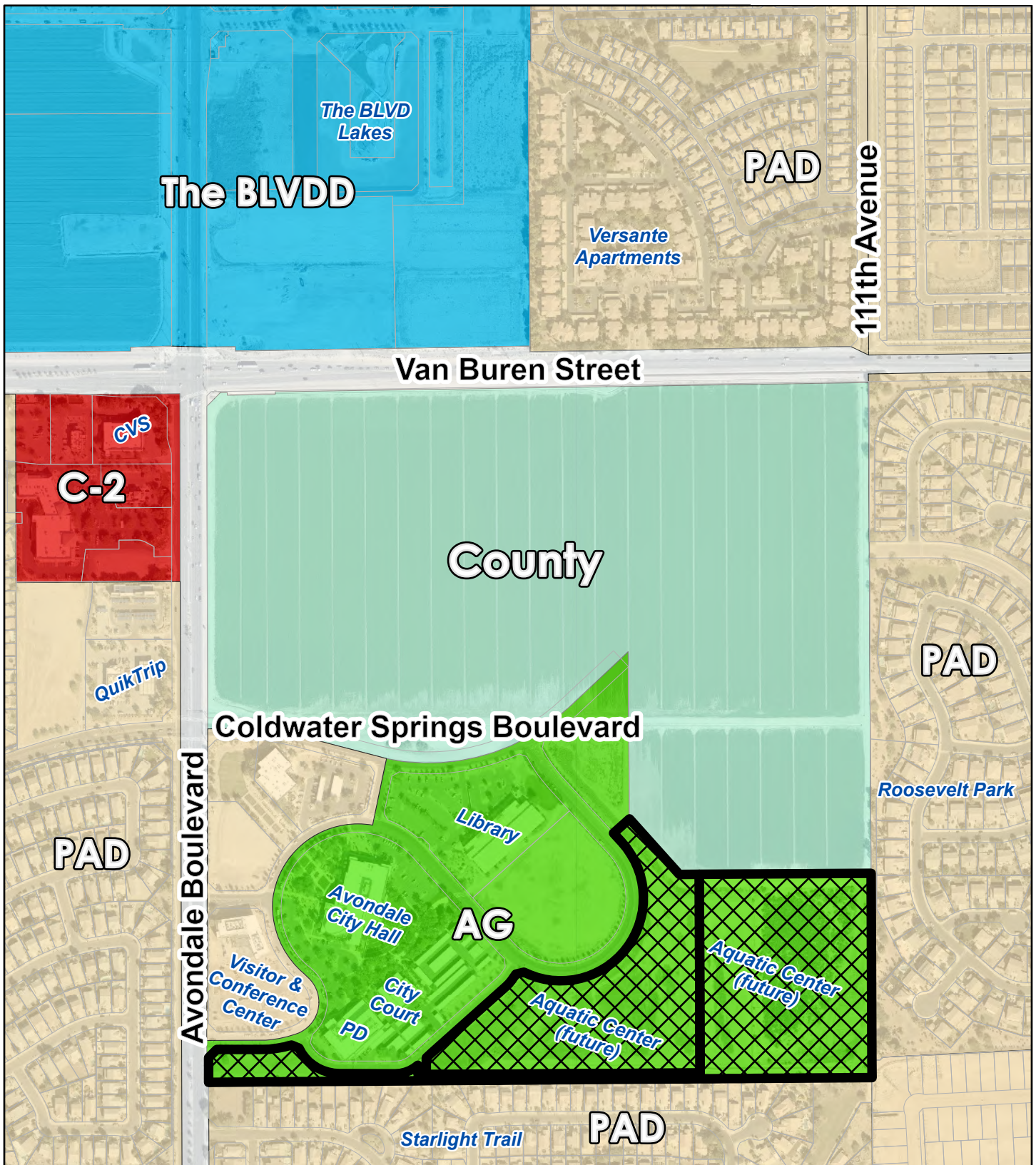


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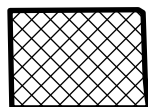


Subject Property



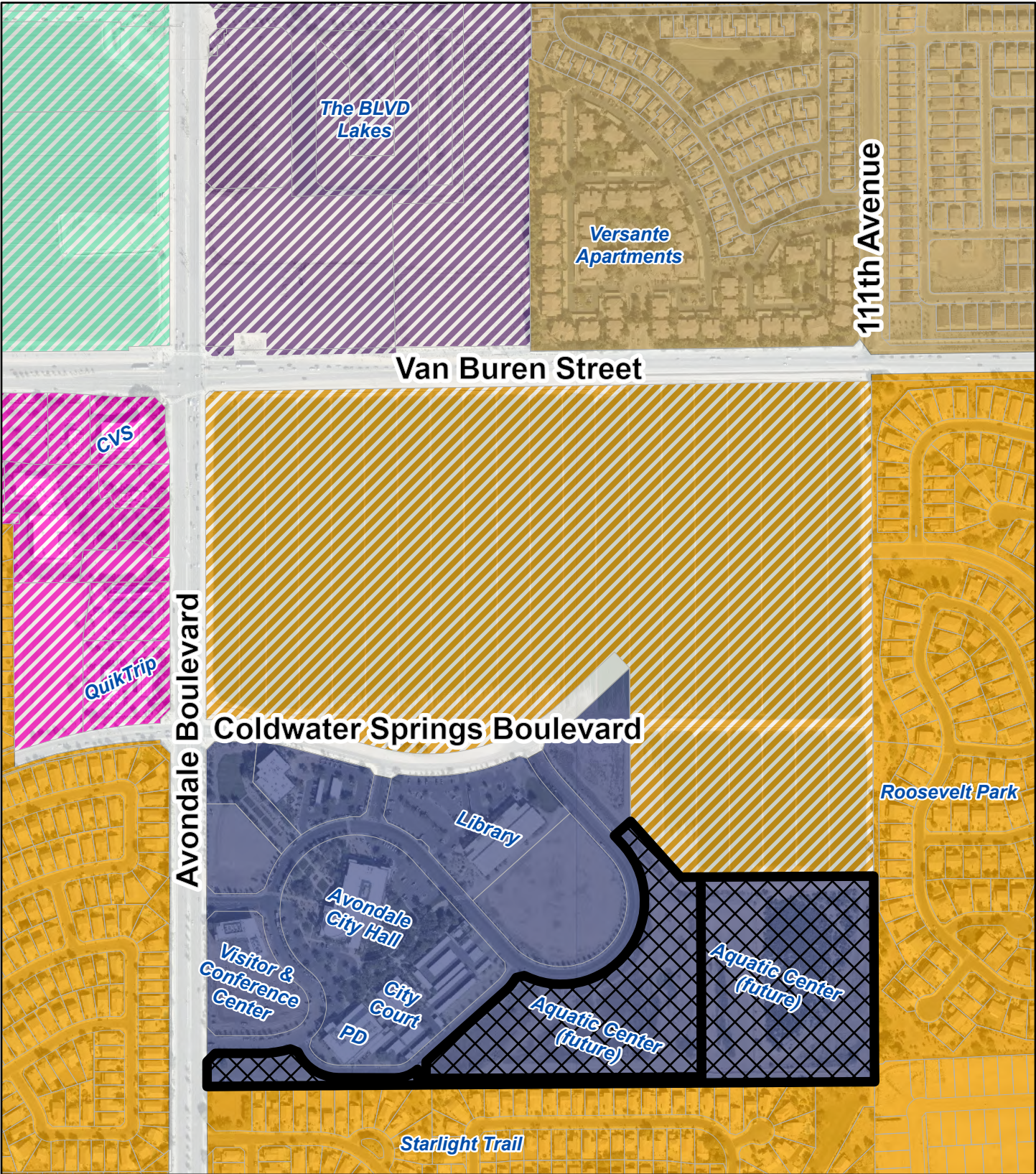


Zoning Vicinity



Subject Property

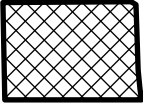




General Plan Land Use

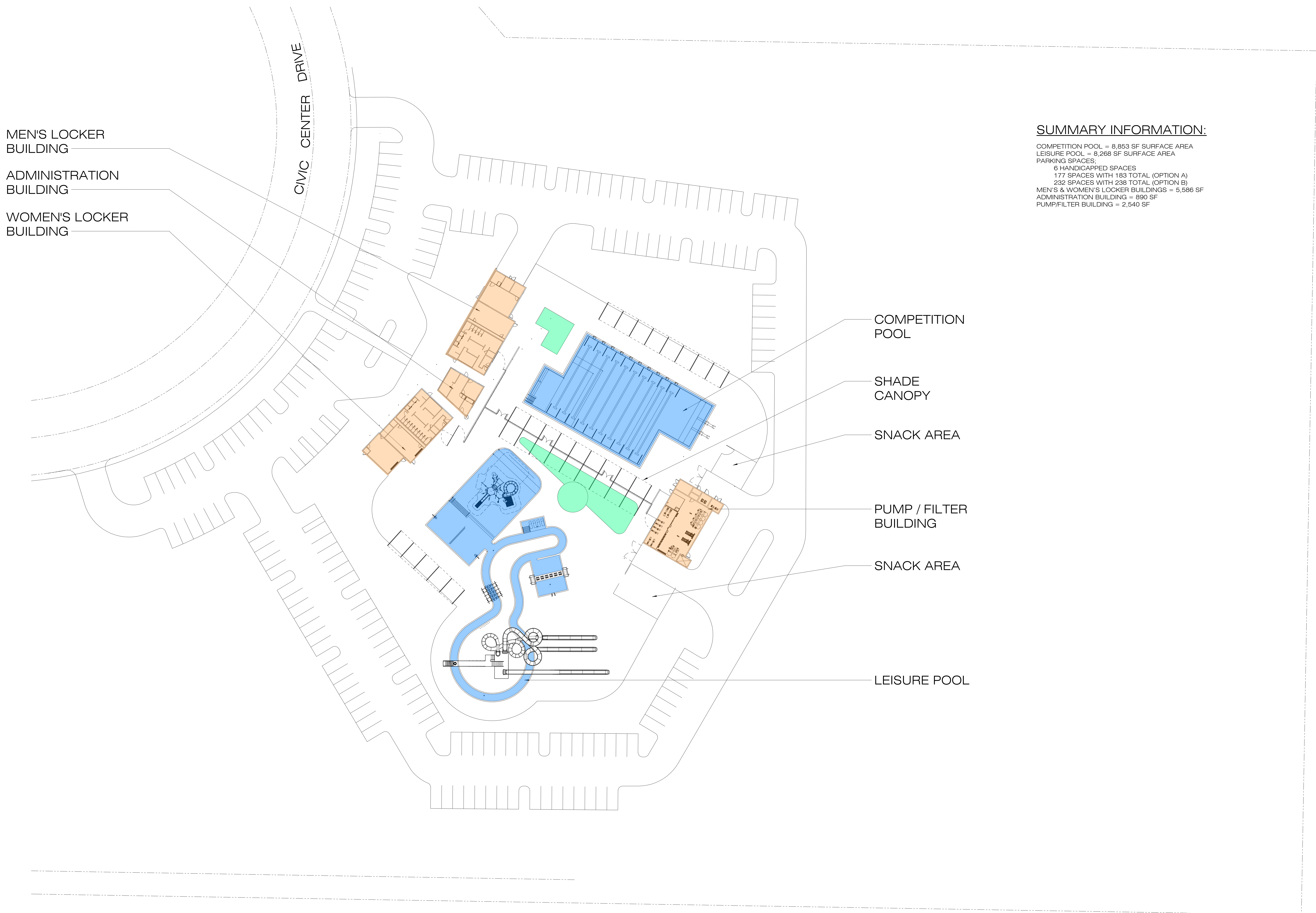


-  Neighborhood District
-  Park Avenue District
-  Promenade District
-  Village District
-  Medium Density Residential
-  Medium High Density Residential
-  Public/Civic

 Subject Property

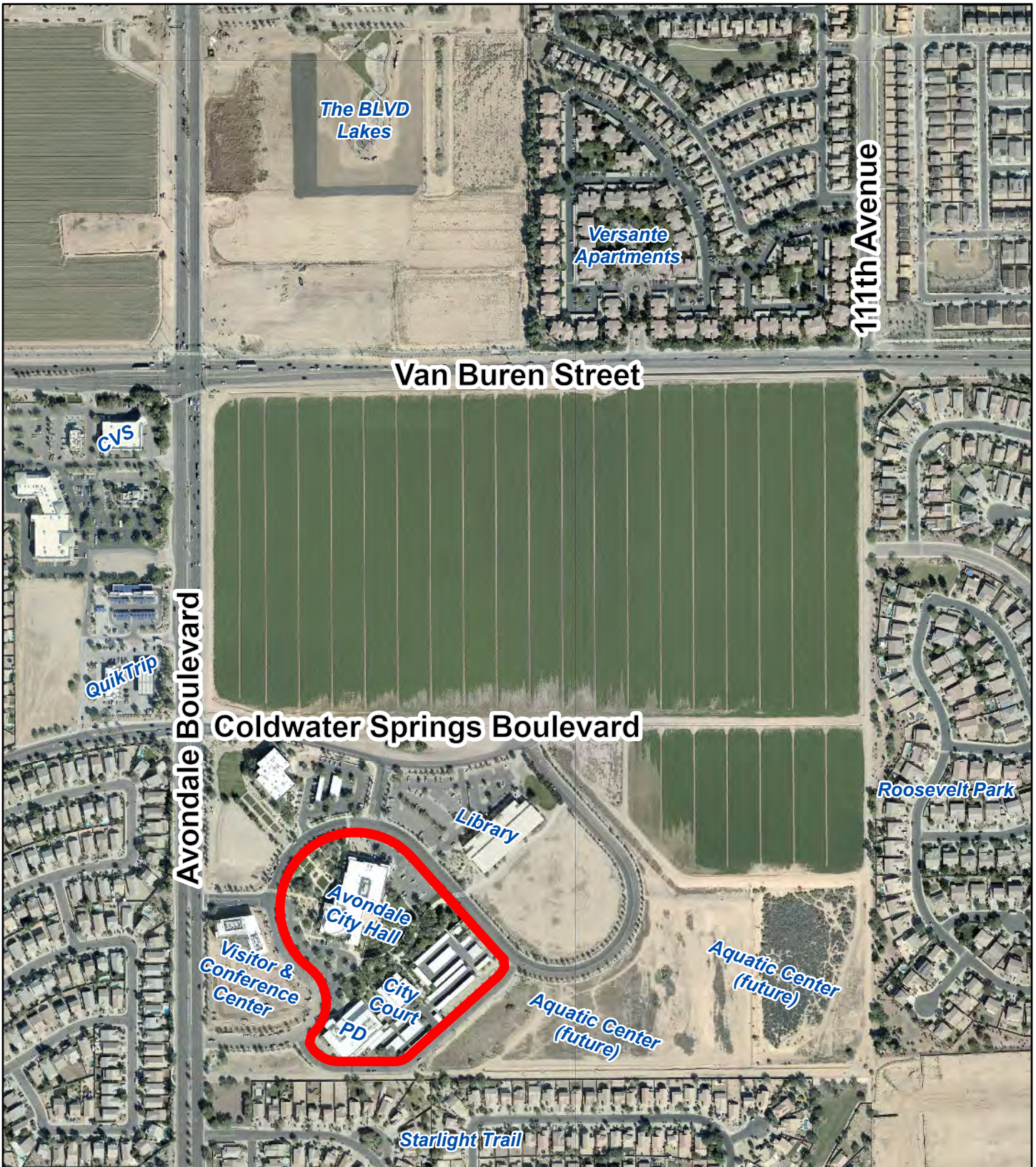






SUMMARY INFORMATION:

COMPETITION POOL = 8,853 SF SURFACE AREA
LEISURE POOL = 8,268 SF SURFACE AREA
PARKING SPACES:
6 HANDICAPPED SPACES
177 SPACES WITH 183 TOTAL (OPTION A)
232 SPACES WITH 238 TOTAL (OPTION B)
MEN'S & WOMEN'S LOCKER BUILDINGS = 5,586 SF
ADMINISTRATION BUILDING = 890 SF
PUMP/FILTER BUILDING = 2,540 SF

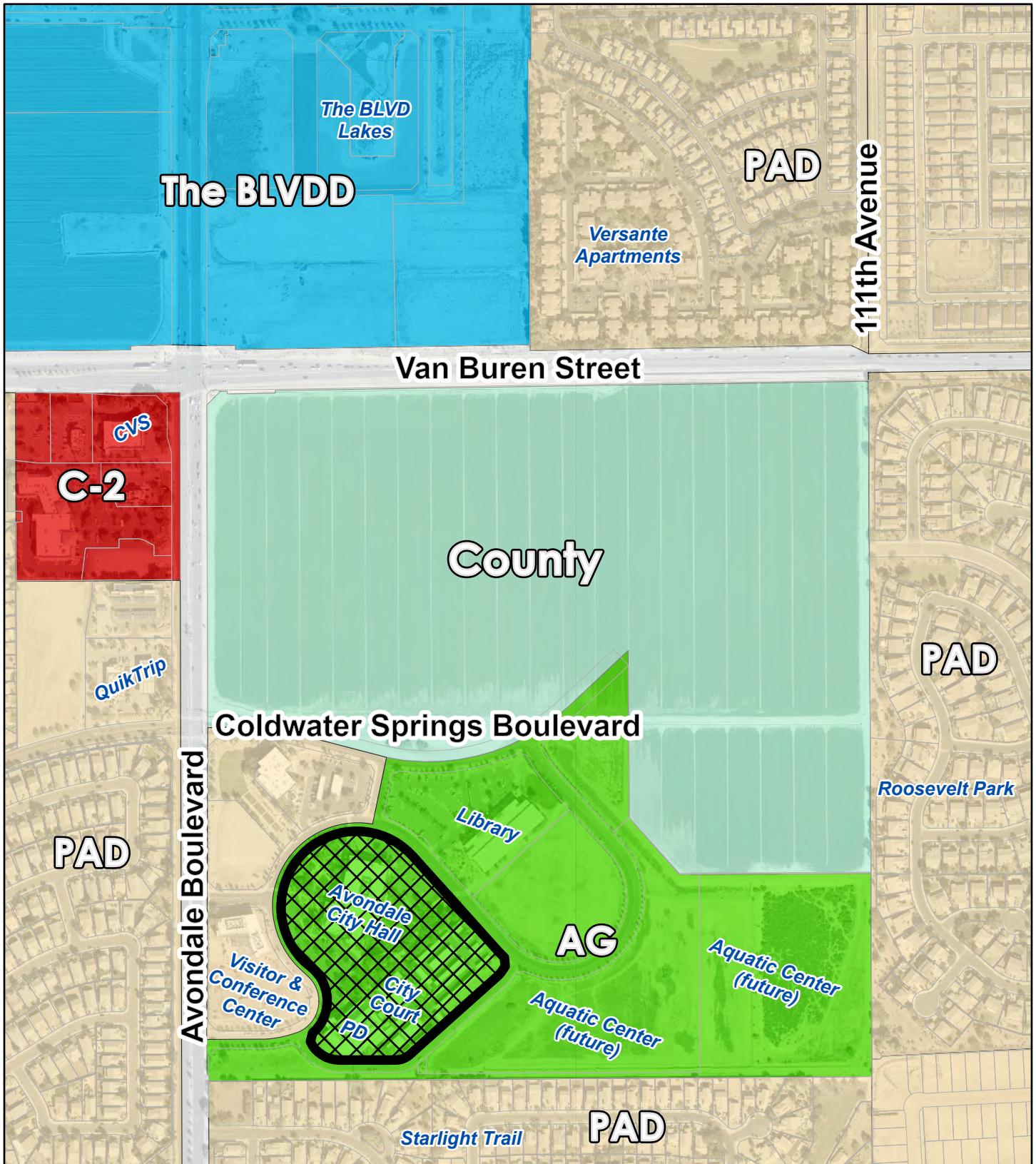


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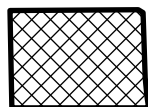


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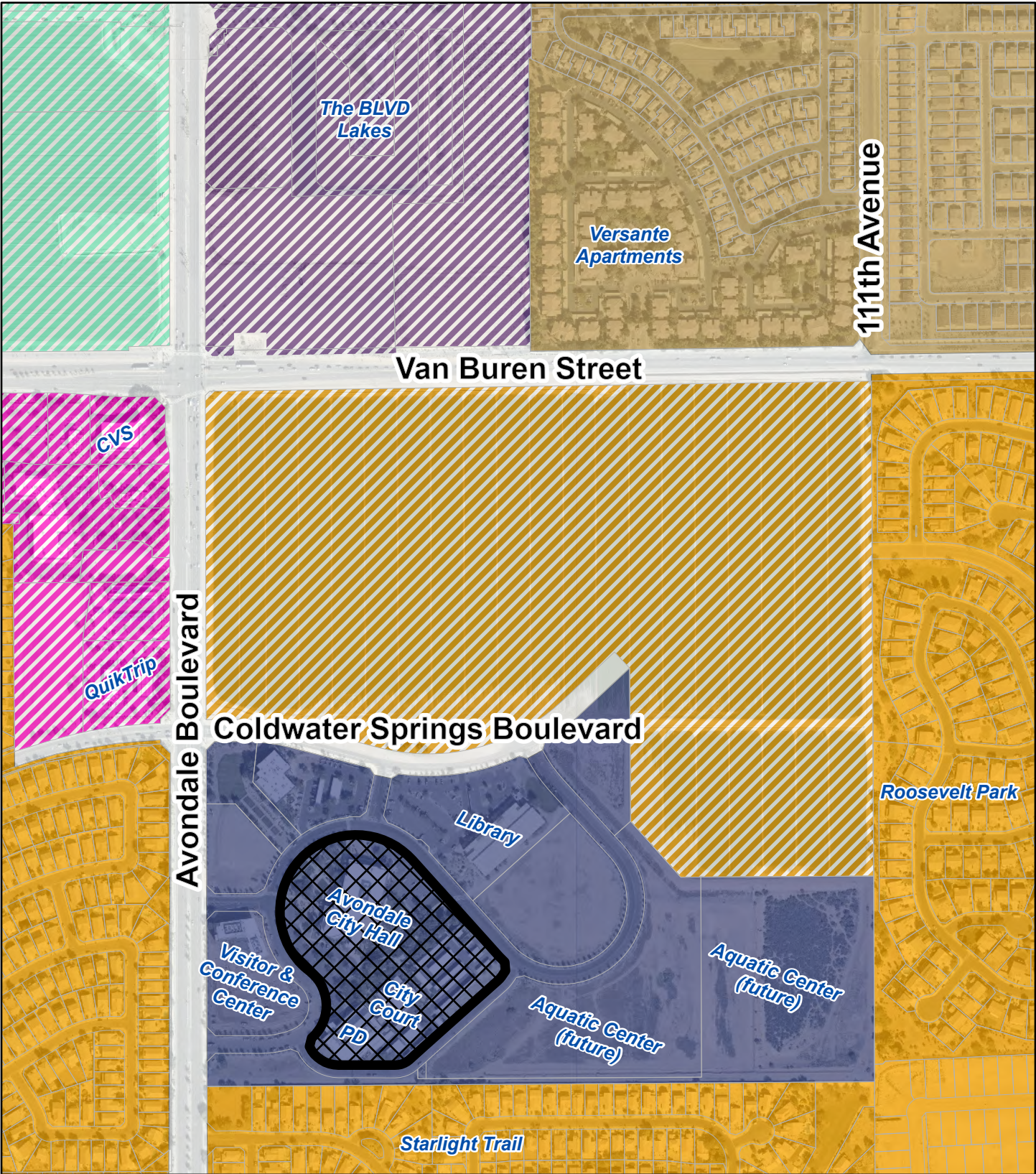


Zoning Vicinity



Subject Property





General Plan Land Use



-  Neighborhood District
-  Park Avenue District
-  Promenade District
-  Village District
-  Medium Density Residential
-  Medium High Density Residential
-  Public/Civic

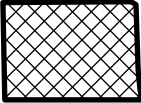
 **Subject Property**



Exhibit B - Civic Center (City Hall)

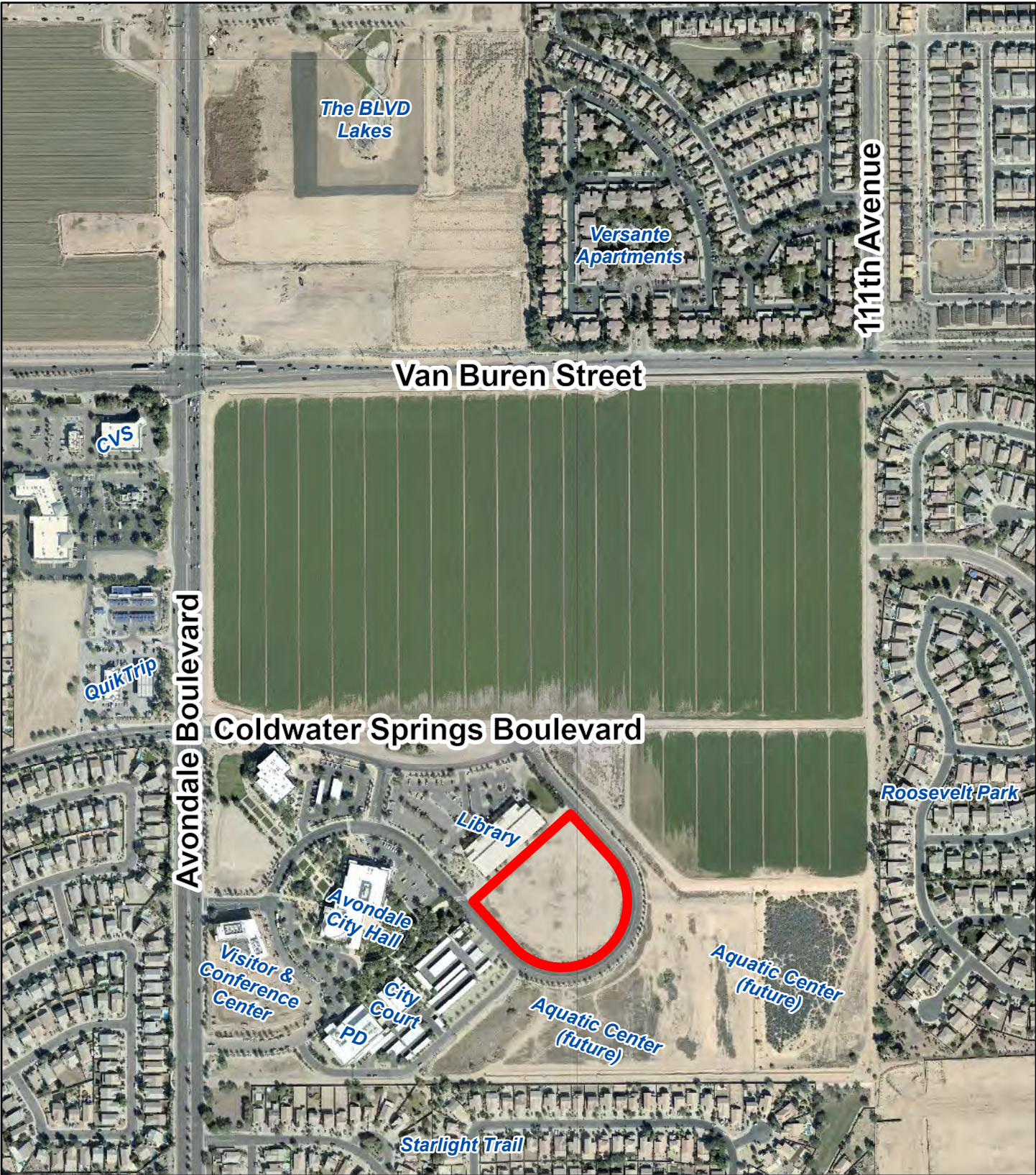


Exhibit B - Civic
Center (Police
Department)







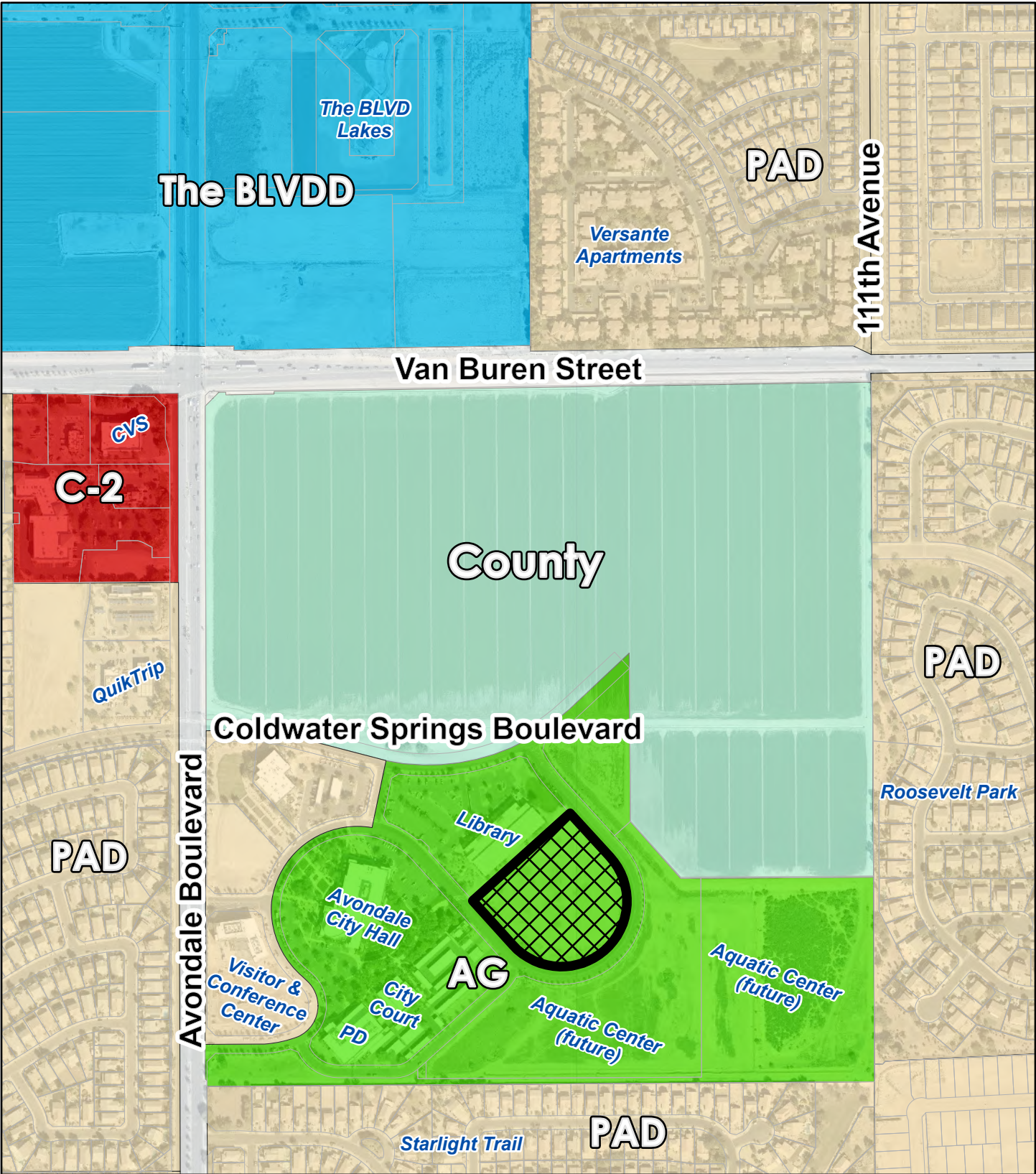


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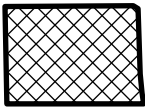


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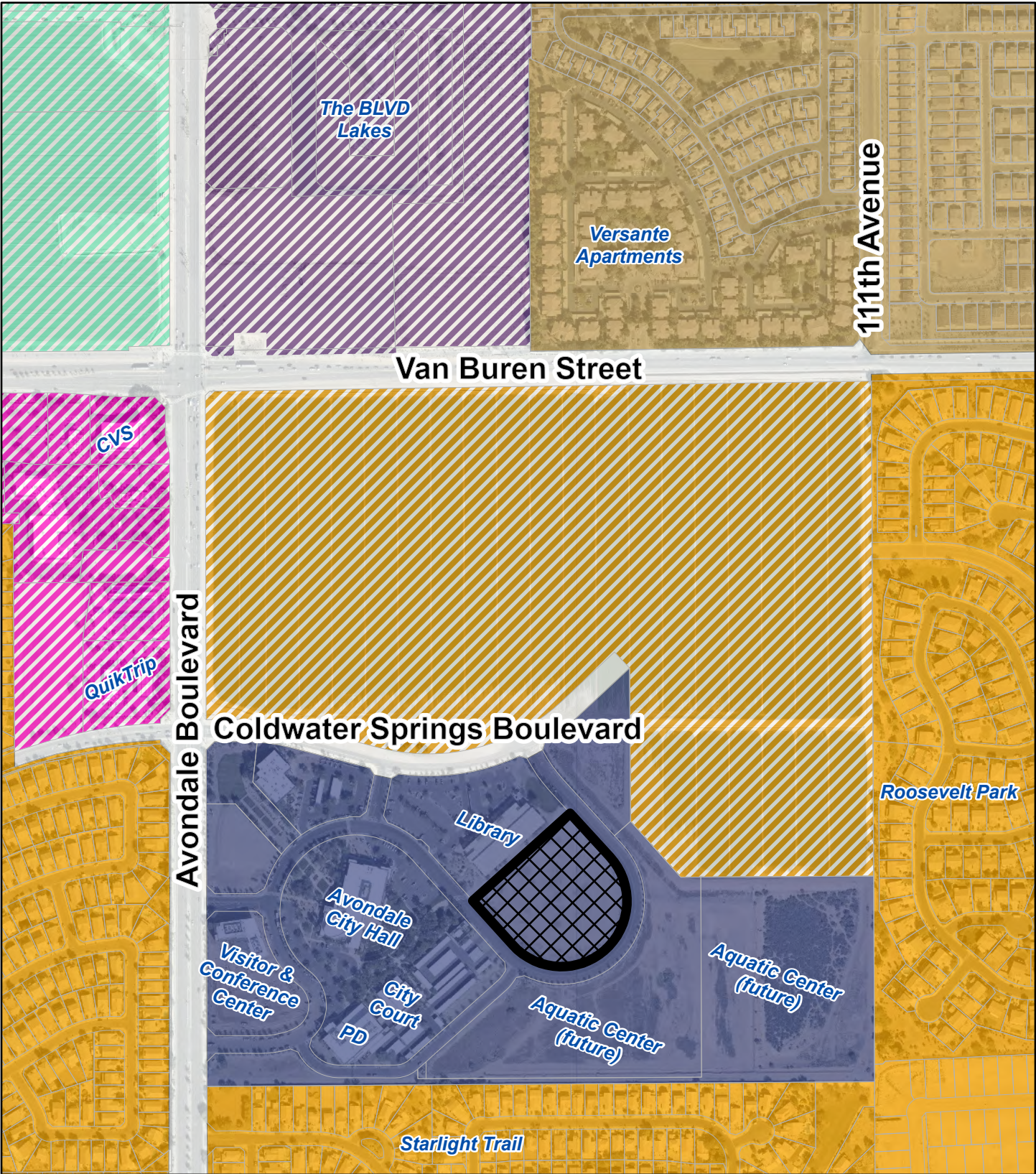


Zoning Vicinity



Subject Property

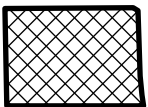




General Plan Land Use



	Neighborhood District
	Park Avenue District
	Promenade District
	Village District
	Medium Density Residential
	Medium High Density Residential
	Public/Civic

 **Subject Property**





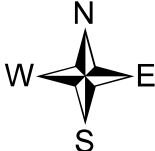




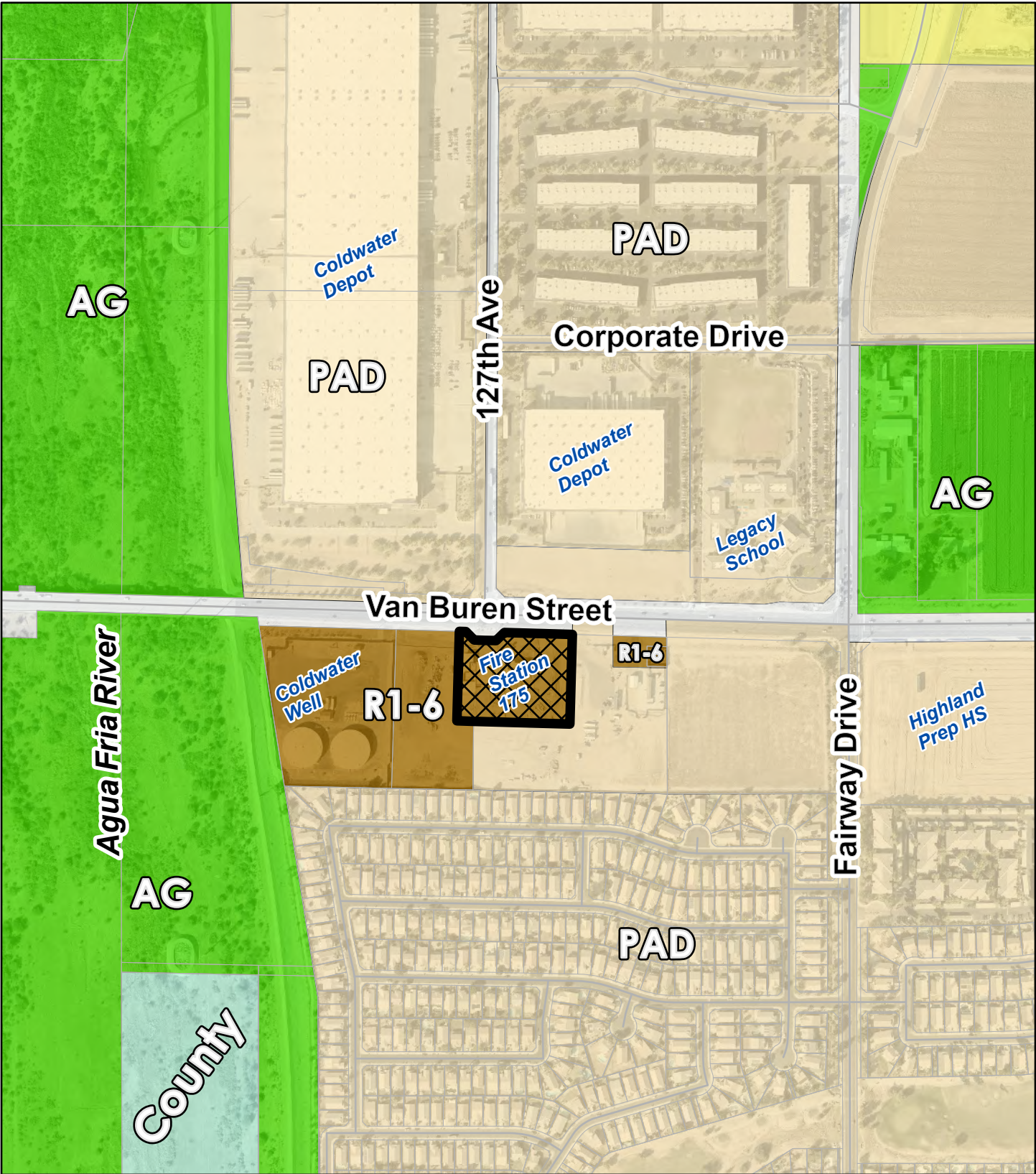
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Subject Property



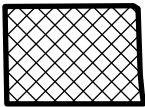
W N E S



Zoning Vicinity

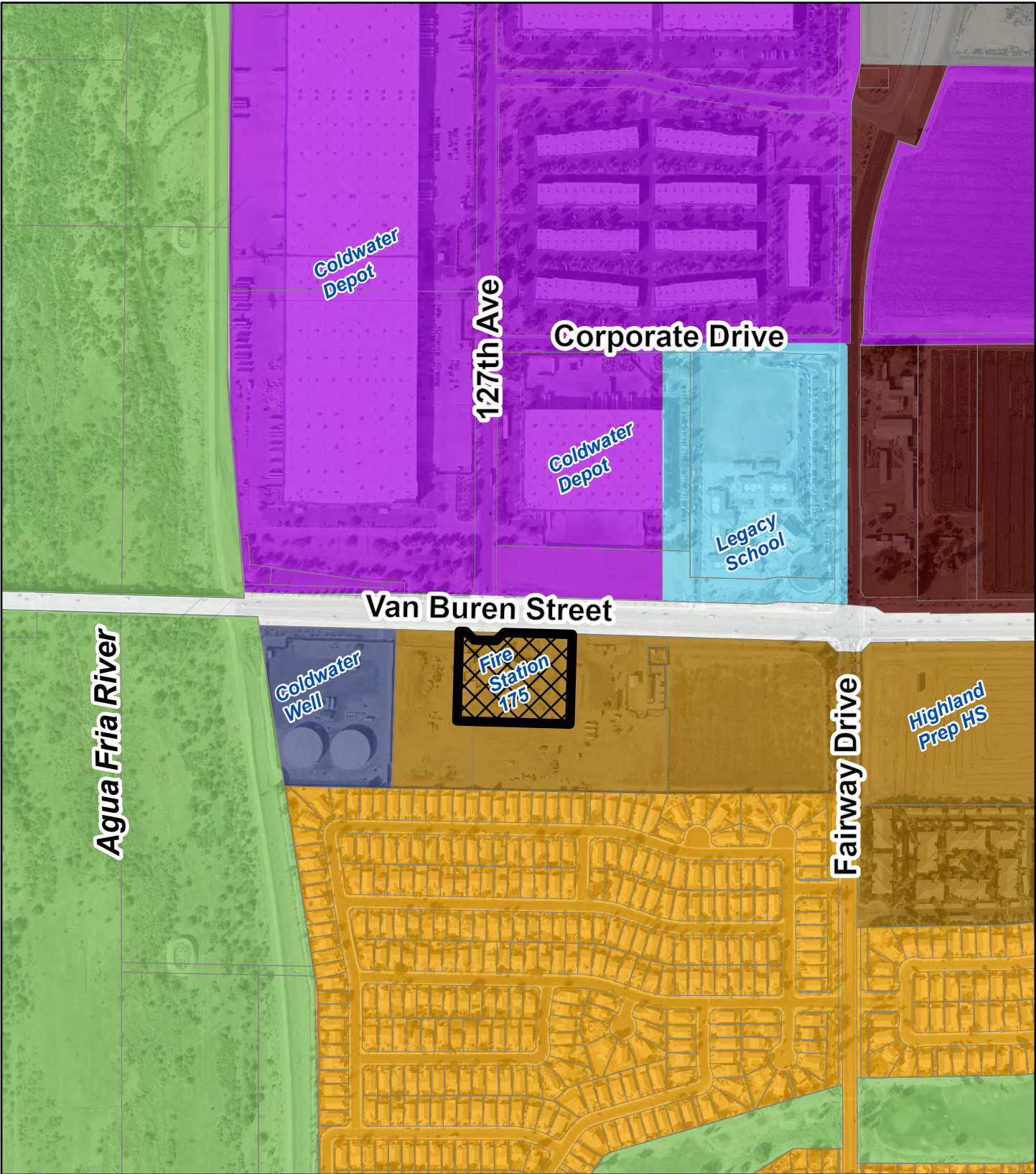


Avondale



Subject Property



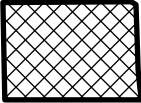


General Plan Land Use



Avondale

	Business Park
	Education
	Medium Density Residential
	High Density Residential
	Open Space / Parks
	Public / Civic



Subject Property

W



S



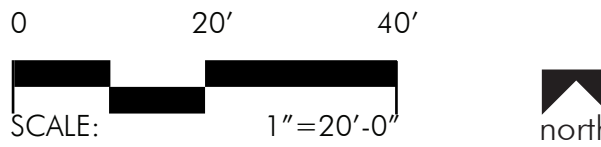
Perspective Looking Southeast

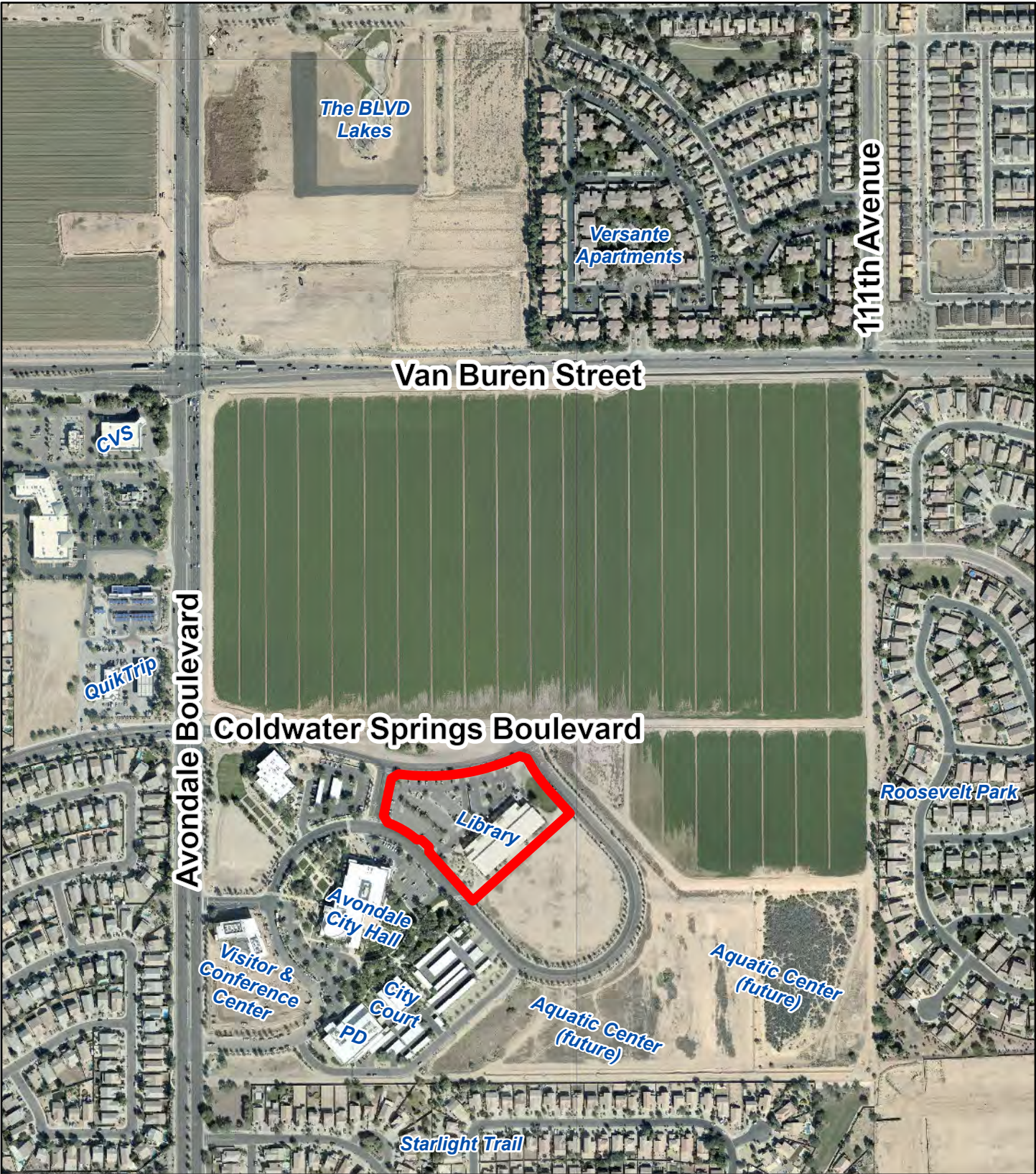


Perspective Looking Southwest



Site Plan

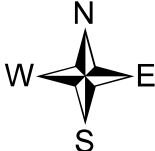


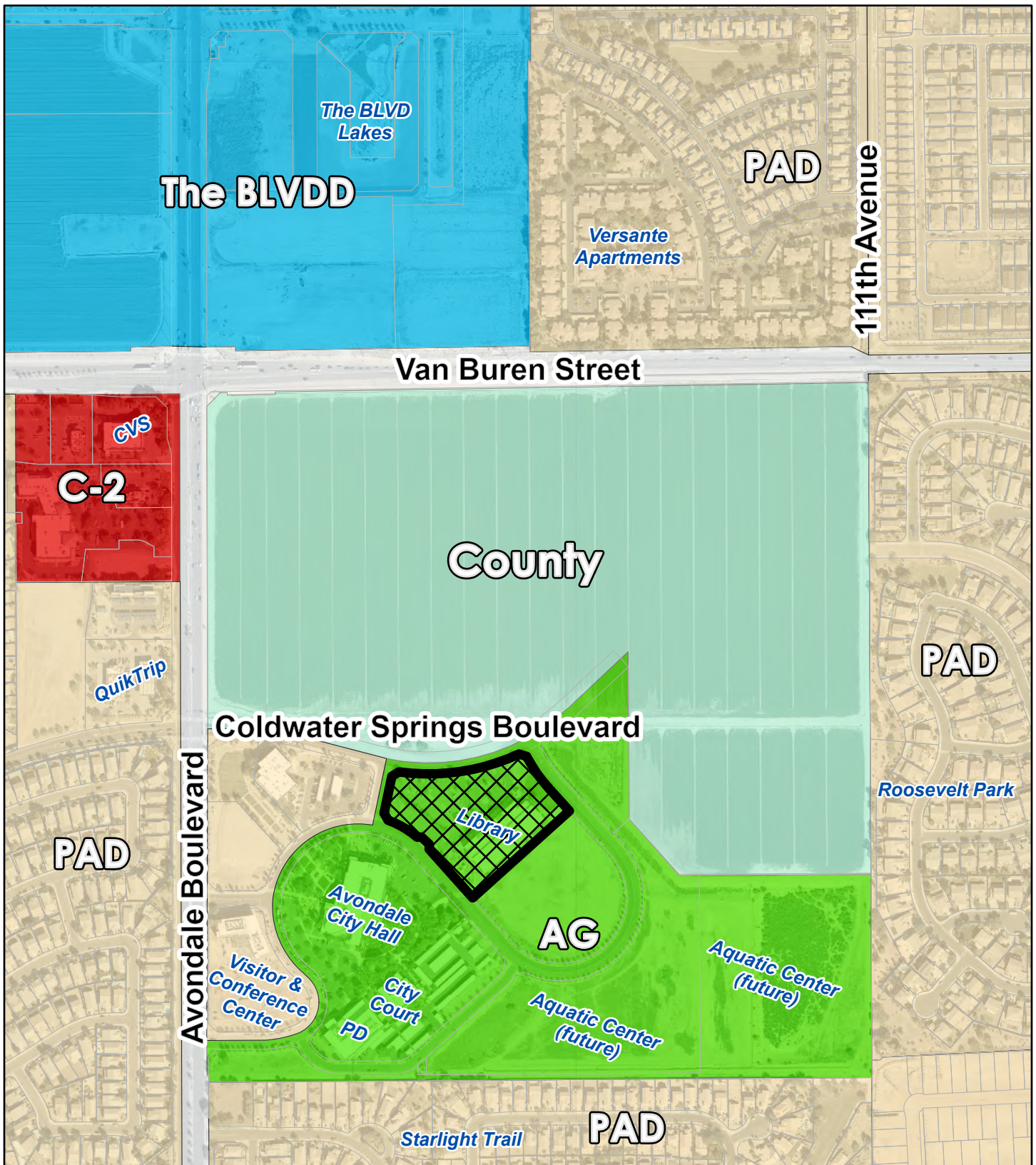


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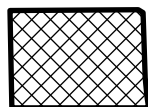


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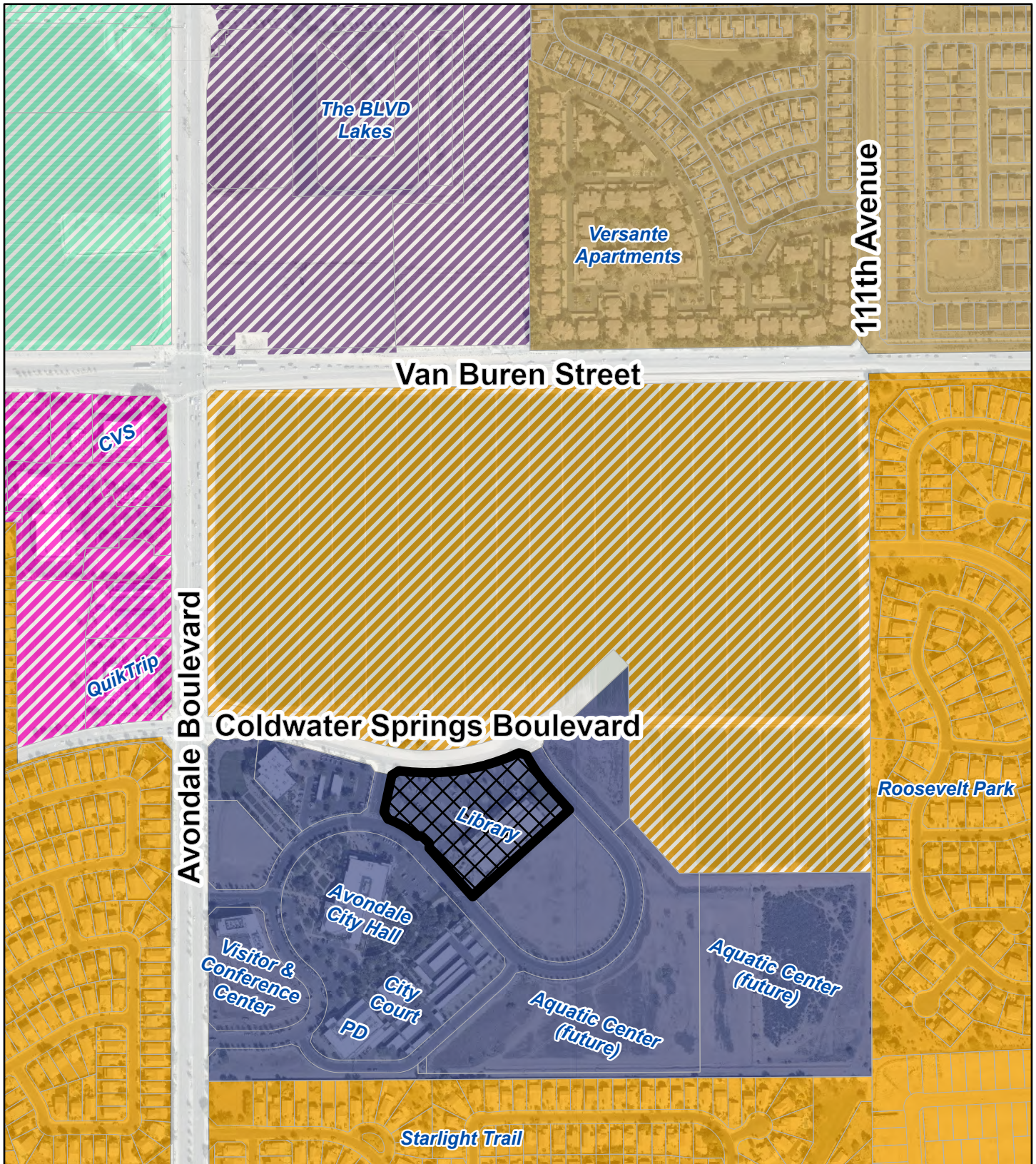


Zoning Vicinity



Subject Property

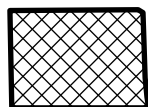




General Plan Land Use



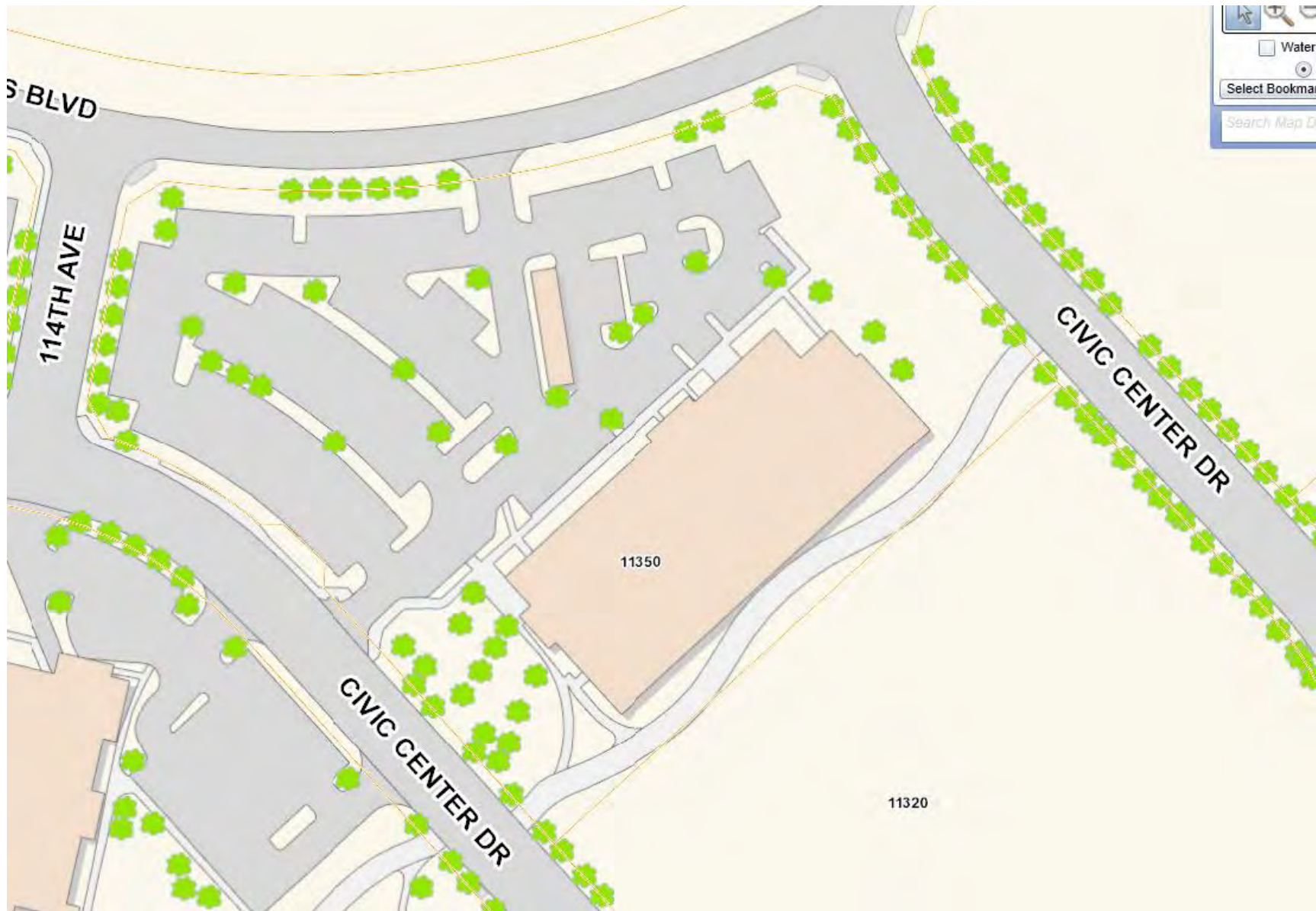
-  Neighborhood District
-  Park Avenue District
-  Promenade District
-  Village District
-  Medium Density Residential
-  Medium High Density Residential
-  Public/Civic



Subject Property







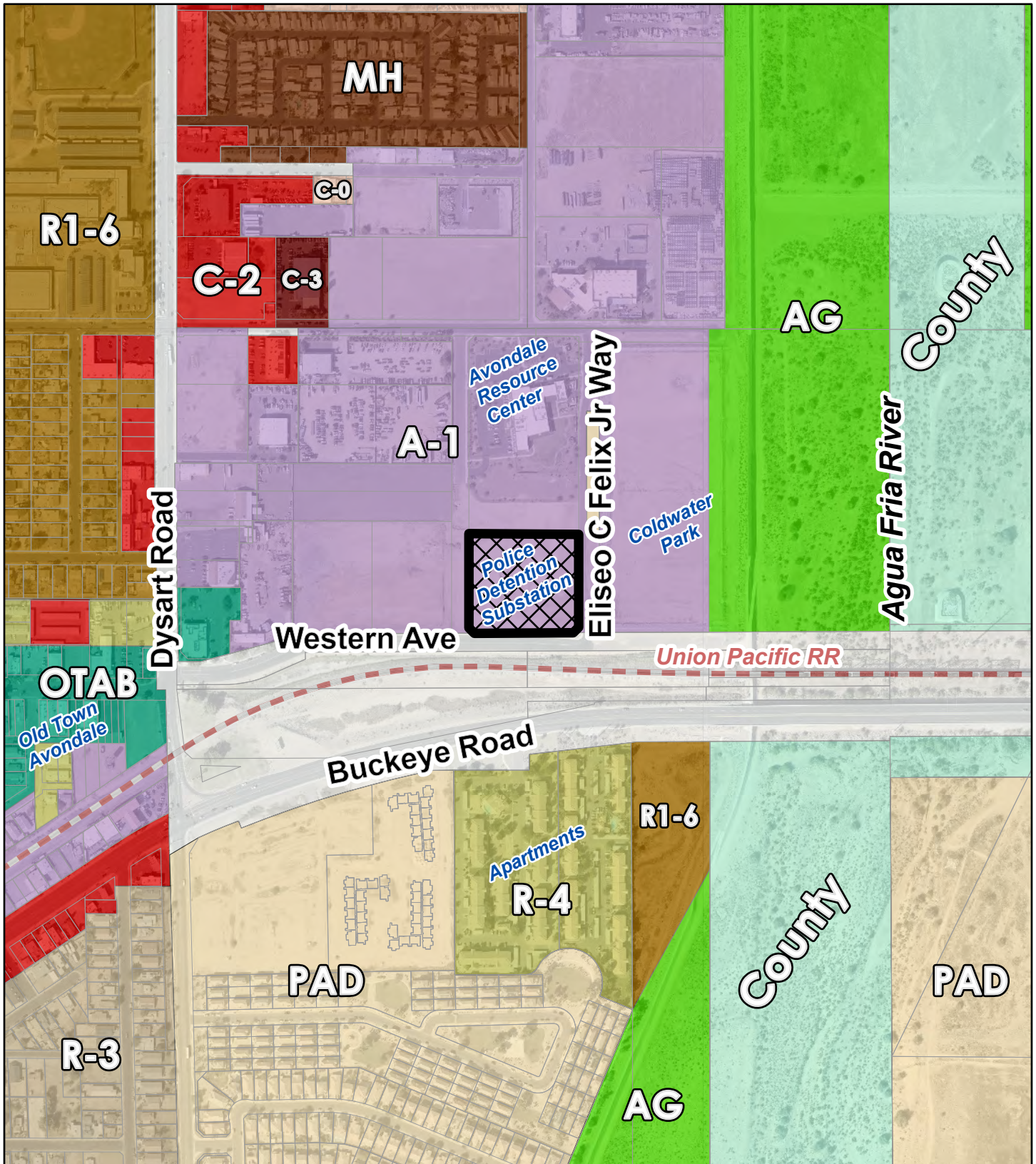


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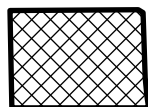


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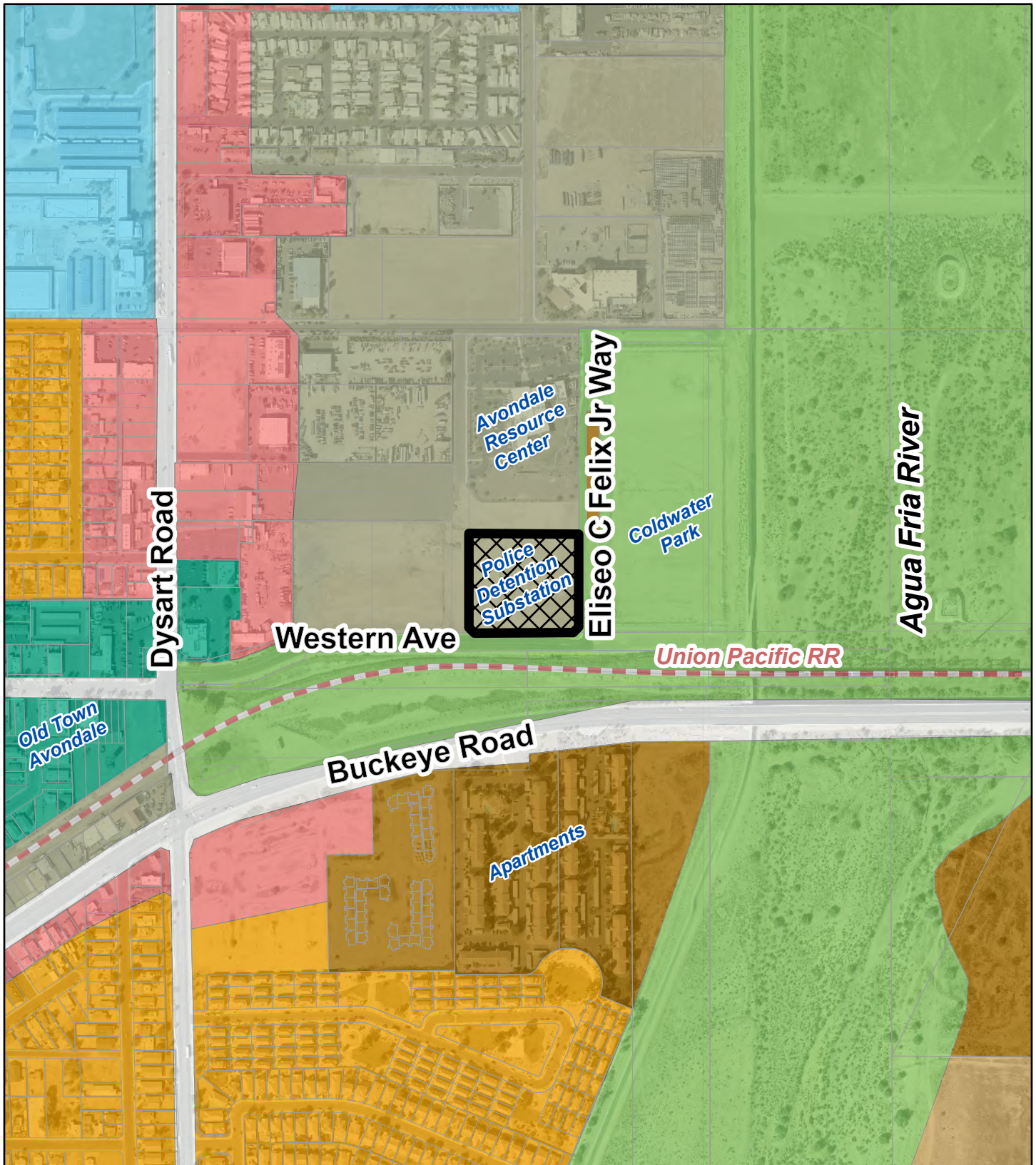


Zoning Vicinity



Subject Property

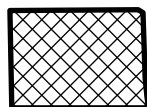




General Plan Land Use



- Local Commercial
- Education
- Medium Density Residential
- High Density Residential
- Urban Residential
- Open Space / Parks
- Industrial



Subject Property





Seal

DD Progress

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Rev	Date	By	Description

Avondale Police
Detention Center

NWC of Western Ave. &
Eliseo C. Felix, Jr. Way
Avondale, AZ 85323

COA Project #S0105

Drawn/Checked By

JLC / JRS

Date

01.16.23

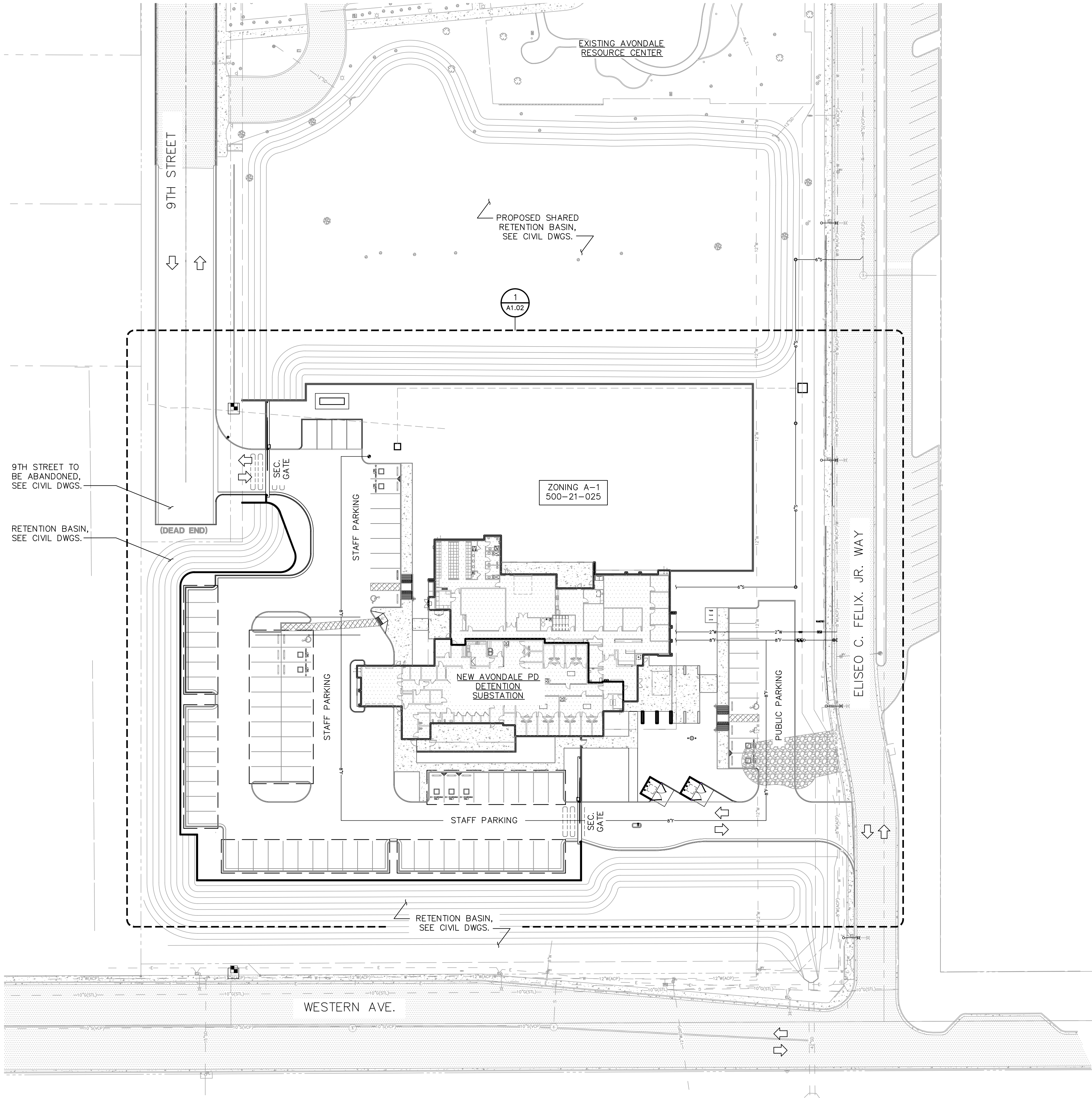
Project Number

321035

Sheet Number

OVERALL ARCH. SITE
PLAN

A1.01





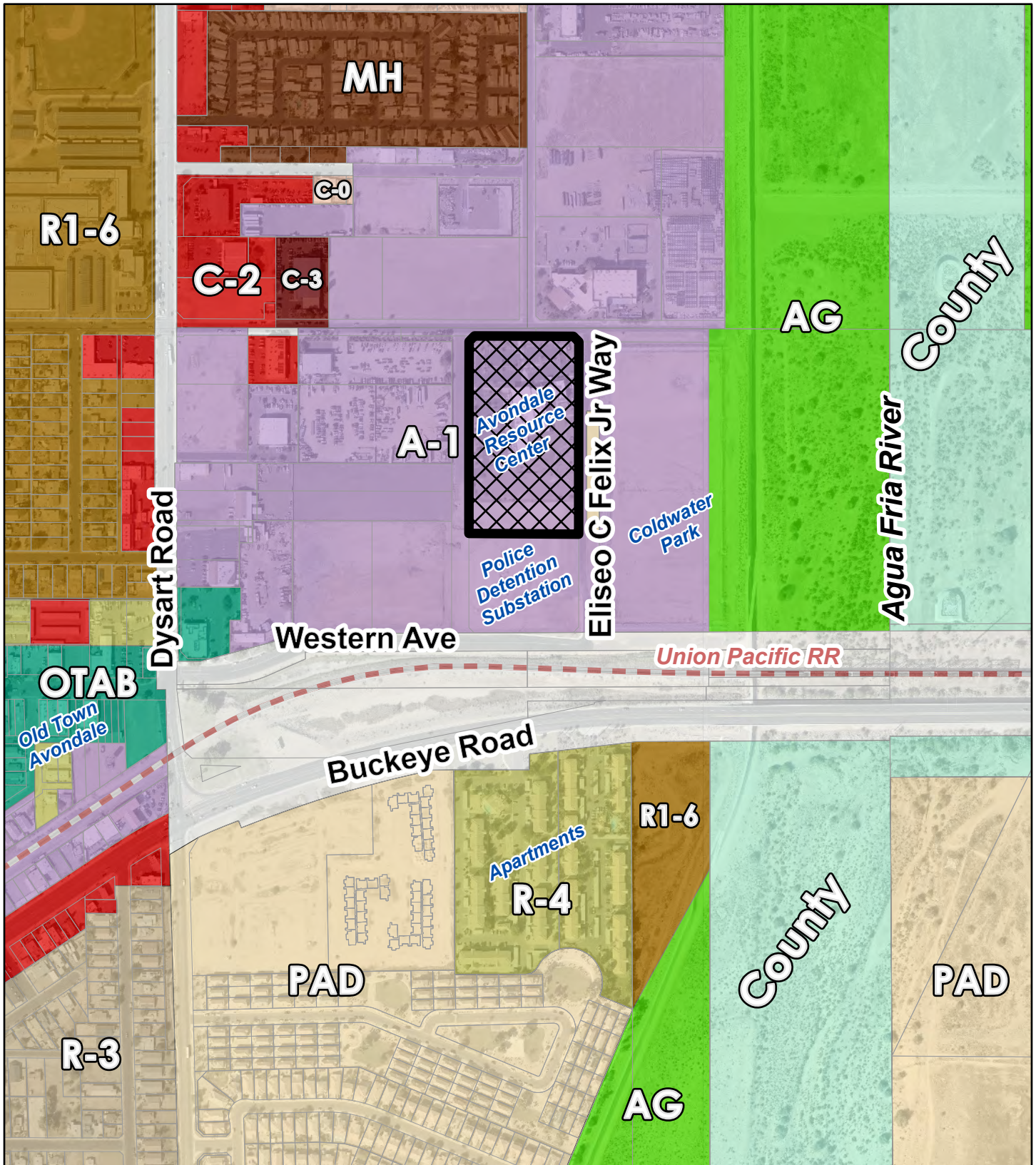
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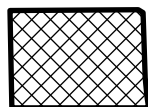
Subject Property



Date: 2/6/2023



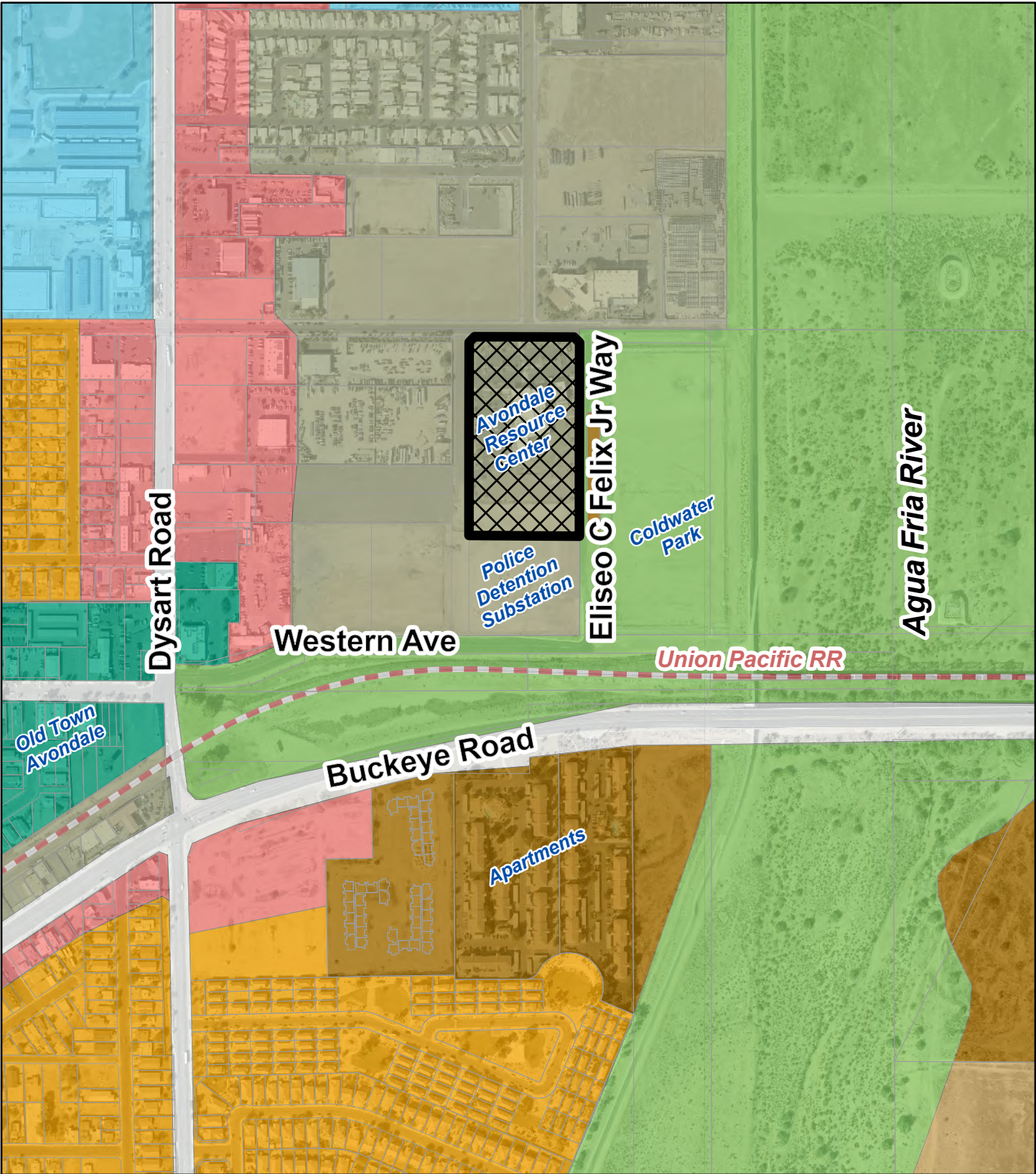
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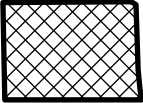
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General Plan Land Use



	Local Commercial
	Education
	Medium Density Residential
	High Density Residential
	Urban Residential
	Open Space / Parks
	Industrial



Subject Property







18105 - Care1st Avondale Resource Center

SITE PLAN
A1

Exhibit H – Planned Area Development Narrative

Prepared Feb. 2023

Staff contacts: Michelle Simerdla (623) 333-4022 and Ann Dolmage 623-333-4030

City-Initiated Rezones for City-Owned Properties

Introduction

The City of Avondale is requesting to rezone seven (7) City-owned properties to bring their zoning designations into conformance with the intended uses of the properties. The Planned Area Development (PAD) district allows the City to create a zoning district that accommodates a public use. According to Avondale's General Plan 2030, as the City continues to grow, there will be a need for new public facilities and such City-owned facilities may be located in any General Plan land use category. The following is background information on each request.

Aquatic Center (PL-22-0315)

The City of Avondale requests to rezone the property from Agricultural (AG) to Planned Area Development (PAD) to allow for a public use (aquatic center) on an approximately 22 net-acre parcel generally located 1,420 feet southeast of the southeast corner of Coldwater Springs Boulevard and Avondale Boulevard. The Assessor Parcel Numbers for this project are 101-01-017B and 101-01-015.

The surrounding land uses include:

North - Vacant land, currently being used for farming in the jurisdiction of Maricopa County zoned RU-43.

East - Single-family homes zoned Roosevelt Park PAD.

South - Single-family homes zoned CW Ranch PAD.

West - Avondale Civic Center (City Hall, Police Station, City Court) which is currently zoned Agricultural (AG), with a pending City-initiated request to rezone to Planned Area Development to allow for existing public uses (City Hall, Police Station, City Court).

The site's General Plan land use designation of the site is Public/Civic in the City of Avondale General Plan 2030. The Public/Civic designation is intended for civic, public, and quasi-public uses necessary for the health, safety, and welfare of the City's residents. Facilities such as libraries, police and fire stations, community centers, government offices, and water and wastewater facilities are examples of uses that are appropriate for this designation.

The project was approved by City Council in 2020 and is currently under construction. The project will provide a competition pool, a recreational pool with a lazy river, large slide features, and a bathhouse. The estimated completion date is December 2023.

Civic Center (PL-22-0316)

The City of Avondale requests to rezone the property from AG to PAD to allow for an existing public use (Civic Center) on an approximately 10.3-acre site located approximately 585 feet southeast of the southeast corner of Coldwater Springs Boulevard and Avondale Boulevard. The Assessor Parcel Number for this project is 101-01-013.

The surrounding land uses include:

North - Vacant land, currently being used for farming in the jurisdiction of Maricopa County zoned RU-43.

East - City-owned land, planned for a park and aquatic center currently zoned AG. East of the aquatic center single-family homes zoned Roosevelt Park PAD.

South - Single-family homes zoned CW Ranch PAD.

West - Phoenix Raceway building and Avondale's Visitor and Conference Center, zoned Avondale Corporate Center PAD.

The site's General Plan land use Designation of the site is Public/Civic, which is previously described in this narrative.

The site is developed with the Avondale Civic Center, including City Hall, the Courts building, and the Police Station building. The buildings were constructed in 2003.

Civic Center Park (PL-22-0318)

The City of Avondale requests to rezone the approximately 4.4-acre property located approximately 554 feet southeast of the southeast corner of Coldwater Springs Boulevard and 114th Avenue from AG to PAD to allow for a public use (park). The Assessor Parcel Number for this project is 101-01-016.

The surrounding land uses include:

North - Vacant land used for farming, including City-owned land zoned AG and land in the jurisdiction of Maricopa County zoned RU-43.

East - Vacant City-owned land, planned for an aquatic center currently zoned AG. East of the aquatic center are single-family homes zoned Roosevelt Park PAD.

South - Vacant City-owned land, planned for an aquatic center currently zoned AG. South of the aquatic center are single-family homes zoned CW Ranch (Starlight Trails) PAD.

West - City-owned land occupied by Avondale's Civic Center, currently zoned AG.

The site's General Plan land use Designation of the site is Public/Civic, which is previously described in this narrative.

A new park with amenities is proposed on the site, which was authorized by Council in July 2022. The estimated completion is June 2004 for the project. The conceptual site plan for the park shows that park amenities will be oriented in a "bullseye" pattern, with a turf area at the center. A ramada, playground, water feature, seat walls, walkways, and an additional turf area will encircle the center. The outer ring of the park will be occupied by stormwater retention basins and perimeter landscaping.

Fire Station 175 (PL-22-0307)

The City of Avondale requests to rezone the property approximately 2.98-acre property located approximately 629 feet west of the southwest corner of Van Buren Street and Fairway Drive from (Urban Residential (R1-6) to PAD to allow for an existing public use (fire station). The Assessor Parcel Number for this project is 500-27-013.

The surrounding land uses include:

North - Mattress manufacturer, vitamin distributor, and City-owned vacant land zoned Coldwater Depot PAD, Coldwater Depot III PAD, and Avondale Commerce Center PAD, respectively.

East - Vacant land to be developed with apartments, zoned Fairway Residences PAD.

South - Vacant land to be developed with apartments, zoned Fairway Residences PAD, and single-family homes zoned Coldwater Springs PAD.

West - City-owned land, part vacant and partly developed with a City water facility, zoned R1-6.

The site's General Plan land use designation is High-Density Residential, which is a residential land that will contain densities of up to 30 dwelling units per acre.

The site is developed with Fire Station 175. Avondale currently operates five (5) fire stations throughout the City. Fire Station 175 was constructed in 2021 and is the newest of the five. The station houses three engines: L175 (a ladder truck with a crew of four), LT175 (which utilizes the same crew as L175, but responds mostly to EMS calls), and BC171 (which is used for larger incidents where a formal incident command system is needed). The units from Station 175 protect the business corridors along Dysart Road and Avondale Boulevard, the commercial and entertainment areas in The BLVD, the residents of Coldwater Springs, and several multi-family developments in the center of Avondale.

Library (PL-22-0317)

The City of Avondale requests to rezone the property from AG to PAD to allow for an existing use (library) located at the southeast corner of Coldwater Springs Boulevard and 114th Avenue. The Assessor Parcel Number for this project is 101-01-010.

The surrounding land uses include:

North - Vacant land, currently being used for farming in the jurisdiction of Maricopa County zoned RU-43.

East - Vacant City-owned land, planned for a park and aquatic center currently zoned AG. East of the aquatic center single-family homes zoned Roosevelt Park PAD.

South - City-owned land occupied by City Hall, City Court, and the main Police Station, currently zoned AG.

West - City-owned land occupied by Phoenix Raceway building and Avondale's Visitor and Conference Center, zoned Avondale Corporate Center PAD.

The site's General Plan land use designation is Public/Civic, which is previously described in this narrative.

The site is developed with the Civic Center branch of Avondale Public Library, one (1) of two (2) library branches within the City of Avondale. The Civic Center Library opened in March 2007, under an intergovernmental agreement with the Maricopa County Library District. The City of Avondale took over control of the library in October 2009. The building is 31,000 square feet in size and houses a collection of 50,000 volumes as well as a meeting room and two study rooms. In addition to loaning books and other media to the public, the library provides computers with internet access; serves as a resource for business, employment, and genealogy research; operates a “dial-a-story” phone line; and hosts classes and events for a variety of interests and age groups.

Police Department Detention Center and Substation (PL-22-0358)

The City of Avondale requests to rezone the approximately 3.3-acre property from General Industrial (A-1) to PAD to allow for a public use (Police Department Detention Center and Substation) located at the northwest corner of Eliseo C. Felix Jr. Way and Western Avenue. The Assessor Parcel Number for this site is 500-21-025.

The surrounding land uses include:

North - Arizona Complete Health Resource Center currently zoned A-1.

East - County-owned landfill zoned A-1.

South of Western Avenue - Apartments zoned Tres Rios Landing PAD.

West - Vacant lots zoned A-1.

The General Plan land use designation is Industrial, which is a designation that is intended to provide employment opportunities for heavy manufacturing within enclosed or partially enclosed structures.

The site is currently vacant and undeveloped. A new detention center and substation building is proposed that will be approximately 17,000 square feet. Approximately 9,000 square feet will be dedicated to detention and 8,000 square feet will be dedicated to patrolling. The project is estimated to be completed in 2025.

Arizona Complete Health Resource Center (PL-22-0340)

The City of Avondale requests to rezone the approximately 6.63-acre property located at the southwest corner of Eliseo C. Felix Jr. Way and Riley Drive from A-1 to PAD to allow for an existing public use (resource center). The Assessor Parcel Number for this project is 500-21-026.

The surrounding land uses include:

North - Vacant land on the west side of Eliseo C. Felix Jr. Way and a steel truss manufacturer on the east side, both zoned A-1.

East - County-owned landfill zoned A-1.

South - Vacant City-owned land planned for a police detention center and substation, zoned A-1.

West - Vehicle towing yard zoned A-1.

The General Plan land use designation is Industrial, which is previously described in this narrative.

The site is developed with the Arizona Complete Health Resource Center, which completed construction at its current location on Riley Drive in January 2021. The approximately 26,000-square-foot facility is operated by a partnership between the City of Avondale, Arizona Complete Health, and First Things First. It serves as a hub for a variety of human services programs for families across the Southwest Valley, including educational programs and health screenings for children, meal programs for seniors, parenting workshops, income tax assistance, housing, and utility assistance, and financial assistance for military members.